

**From:** Erin Mewhirter - S <erin.mewhirter@gsa.gov >  
**To:** Jeff Post - S <jeffrey.post@gsa.gov >  
**CC:** Andrew Blaylock - S <andrew.blaylock@gsa.gov >, Clifford Pearson - PT <clifford.pearson@gsa.gov >, Kevin Ortiz - S <kevin.ortiz@gsa.gov >, Rebecca Pselos - S <rebecca.pselos@gsa.gov >  
**Subject:** Re: Senator Van Hollen letter to Administrator Murphy  
**Date:** Thu, 23 Apr 2020 13:09:26 -0400  
**Message-ID:** <CAJOw7B1v8jAXN+ wAUYNVh6hPww- +bAPZmsBJ\_M=ePRFROMPEoQ@mail.gmail.com >

Will do. Thanks. Erin

On Thu, Apr 23, 2020 at 1:07 PM Jeff Post - S <[jeffrey.post@gsa.gov](mailto:jeffrey.post@gsa.gov)> wrote:  
Please control to PBS.

On Thu, Apr 23, 2020 at 1:05 PM Andrew Blaylock - S <[andrew.blaylock@gsa.gov](mailto:andrew.blaylock@gsa.gov)> wrote:  
Please find attached a letter from Sen. Van Hollen to Administrator Murphy re the OPO.

Andrew Blaylock  
Office of Congressional and Intergovernmental Affairs  
U.S. General Services Administration  
[1800 F Street, N.W.](#)  
[Washington, D.C. 20405](#)  
[Office: 202.969.7189](#)  
Email: [Andrew.Blaylock@gsa.gov](mailto:Andrew.Blaylock@gsa.gov)

----- Forwarded message -----

From: **Haynie, Deborah (Van Hollen)** <(b) (6)>  
Date: Thu, Apr 23, 2020 at 12:48 PM

[andrew.blaylock@gsa.gov](mailto:andrew.blaylock@gsa.gov)

Washington, DC 20510



--

**Jeffrey A. Post**

Associate Administrator



Office of Congressional and Intergovernmental Affairs

U.S. General Services Administration

phone: 202.600.0641 | email: [jeffrey.post@gsa.gov](mailto:jeffrey.post@gsa.gov)

--

Erin Mewhirter

Director of Operations

Office of Congressional and Intergovernmental Affairs

U.S. General Services Administration

[www.gsa.gov](http://www.gsa.gov)

**From:** Kevin Ortiz - S <kevin.ortiz@gsa.gov >  
**To:** "Dudley, Lauren" <[REDACTED]>  
Andrew Blaylock - S <andrew.blaylock@gsa.gov >, "Pasternak, Doug" <[REDACTED]>, "Rosenbaum, Ben" <[REDACTED]>, "Jacobs, Ann" <[REDACTED]>  
**CC:** "Weisman, Matt" <[REDACTED]>, "Syed, Mohsin" <[REDACTED]>, "Armes, Mike" <[REDACTED]>, "Cooke, Corey" <[REDACTED]>, "Hupman, Tara" <[REDACTED]>, "Hardy, Johanna" <[REDACTED]>  
**Subject:** Re: T&I Letter to Administrator Murphy  
**Date:** Thu, 23 Apr 2020 20:34:55 -0400  
**Message-ID:** <CALNeg3A4RzXY8RruJPY4RA7SbjgLnqnScL\_jg+ tN7F+uarfkMA@mail.gmail.com >

Received. Thank you.

On Thu, Apr 23, 2020 at 6:33 PM Dudley, Lauren <[REDACTED]> wrote:

Kevin and Andrew,

Attached is a letter from Chairs DeFazio and Titus to Administrator Murphy regarding the Trump International Hotel lease of the Old Post Office Building. Please confirm receipt of the letter.

Regards,

Lauren

**Lauren R. Dudley | Democratic Counsel**

Committee on Transportation and Infrastructure

U.S. House of Representatives

[REDACTED]

Direct: [REDACTED]

[transportation.house.gov](https://transportation.house.gov)

--



U.S. General Services Administration

**Kevin Ortiz**  
Policy Advisor  
Office of Congressional and Intergovernmental Affairs  
[kevin.ortiz@gsa.gov](mailto:kevin.ortiz@gsa.gov)  
[REDACTED] (mobile)

**From:** GovExec Today <news@e.govexec.com >  
**To:** Kevin Ortiz <kevin.ortiz@gsa.gov >  
**Subject:** Better pay and benefits to help with recruitment; GSA blasted for lax oversight of Trump hotel lease  
**Date:** Thu, 26 Sep 2019 06:07:51 -0400 (EDT)  
**Message-ID:** <20190926060751.18139716.53598@sailthru.com >

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## GovExec Today

Thursday, September 26, 2019

### [How to Recruit the Next Generation of Feds: Better Pay, Benefits](#) // Erich Wagner

Young people are increasingly looking for work-life balance measures like paid family leave and telework, stakeholders and experts said Wednesday.

### [Democrats Blast GSA for Lax Oversight of Trump Hotel](#) // Courtney Bubl 

The agency should be asking more questions about the lease and its financial terms, lawmakers say.

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##### [Intel's Federal Summit for the Military, Aerospace and Government Sector](#)

Join us for Intel's Federal Summit, October 8-9, 2019 at the MGM National Harbor hotel. This invitation-only event is for individuals in the military, aerospace and government (MAG) sector. Learn about Intel's direction for MAG, the next wave of IOT innovations and technologies, and network with industry peers, Intel executives and experts. If you are interested, email us at [federal.summit@intel.com](mailto:federal.summit@intel.com).

[Learn More](#)

### [New Program Leads to Uptick in Vets Using Private Health Care, but VA Insists It's 'Not Privatizing'](#) // Eric Katz

Ninety days into new initiative, VA has provided more than 1 million private sector consultations.

### [Creating a Critical Mass of Talent and Resources](#) // John Kamensky

There are people at all levels of government experienced in using behavioral science to improve program effectiveness. Officials need to seek them out.

### [Appeals Court Declines to Rehear Case Against Trump's Workforce Executive Orders](#) // Erich Wagner

The decision marks a major blow to federal employee unions, which must now wait for agencies to implement three controversial executive orders and then challenge them before the Federal Labor Relations Authority.

### [Hundreds of CBP Officers Returned to Port Duty after Assisting U.S. Border Patrol](#) // Juli n Aguilar

In late March, more than 700 officers from ports of entry in El Paso; Laredo; Tucson, Arizona; and San Diego were reassigned amid the growing number of migrants arriving at the country's southern border.

**[This State Could Crack Down on Drivers Who Don't Scrape Snow Off Cars](#)** // Kate Elizabeth Queram

A bill reintroduced in the Pennsylvania General Assembly would allow police to ticket drivers who do not remove snow and ice from their cars in a timely manner.

**[GAO Center to Educate Congress on the Big Picture of Future Tech](#)** // Aaron Boyd

The Center for Strategic Foresight plans to give lawmakers a broad sense of what's coming in the future.

**[Two Governors Pledge to Collaborate On Legal Marijuana Regulations](#)** // Bill Lucia

Neither New York or Connecticut allow for recreational pot yet. But governors of the two states are interested in setting consistent guidelines for it.

**[GSA Teams With Pentagon AI Shop for Centers of Excellence Program](#)** // Jack Corrigan

The partnership will focus on streamlining the Joint Artificial Intelligence Center's internal operations and speeding up the contracting process, according to Lt. Gen. Jack Shanahan.

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Thank you for reading *GovExec Today*.

**Government Executive Media Group, 600 New Hampshire Avenue NW, Washington, DC 20037**



**From:** OCM Web Services <ocmweb@gsa.gov >  
**To:** Jeff Post - S <jeffrey.post@gsa.gov >  
**CC:** Pamela Pennington - ZM <pamela.pennington@gsa.gov >, Andrew Blaylock - S <andrew.blaylock@gsa.gov >, Erin Mewhirter - S <erin.mewhirter@gsa.gov >, Kevin Ortiz - S <kevin.ortiz@gsa.gov >, Mark Mchale - Z <mark.mchale@gsa.gov >, Tyler Menzler - S <tyler.menzler@gsa.gov >  
**Subject:** Re: Testimony for posting at 10AM Wednesday 9/25/19  
**Date:** Wed, 25 Sep 2019 07:30:25 -0400  
**Message-ID:** <CACKicNk4jFHWy3J8r5sTj1MTQjHweragUPbuj7dCCFvzNTu4dw@mail.gmail.com >

It's offline. Will hold until 10. Sorry about that.

On Wed, Sep 25, 2019 at 7:22 AM Jeff Post - S <[jeffrey.post@gsa.gov](mailto:jeffrey.post@gsa.gov)> wrote:  
Yes, please hold until 10. The committee has not yet posted the testimony on their site.

Thanks

On Wed, Sep 25, 2019 at 7:13 AM Pamela Pennington - ZM <[pamela.pennington@gsa.gov](mailto:pamela.pennington@gsa.gov)> wrote:  
Jeff's said HOLD on posting until 10am. **Tokey, will you please remove the testimony right now until we can confirm it should be posted.**

**Pamela D. Pennington**

Press Secretary  
Deputy Associate Administrator for Media Affairs  
Office of Strategic Communication  
U.S. General Services Administration  
[202-412-2192](tel:202-412-2192)  
[pamela.pennington@gsa.gov](mailto:pamela.pennington@gsa.gov)

On Sep 25, 2019, at 7:03 AM, OCM Web Services <[ocmweb@gsa.gov](mailto:ocmweb@gsa.gov)> wrote:

Jeff,

The testimony is posted and it's in the [live site](#).

Thanks,  
Tokey

On Tue, Sep 24, 2019 at 7:48 PM Jeff Post - S <[jeffrey.post@gsa.gov](mailto:jeffrey.post@gsa.gov)> wrote:  
Please post the attached testimony at the start of the hearing at 10AM Wed 9/25/19. Note - the testimony is embargoed until the start of the hearing at 10AM.

**Committee:**

House Committee on Transportation and Infrastructure, Subcommittee on Economic Development, Public Buildings, and Emergency Management

**Subject:**

"Landlord and Tenant: The Trump Administration's Oversight of the Trump International Hotel Lease"

**Witness:**

Dan Mathews  
Commissioner  
Public Buildings Service  
Thanks,

Jeff

--

Jeffrey Post  
Associate Administrator  
Office of Congressional and Intergovernmental Affairs  
U.S. General Services Administration  
(t) (202) 969-7250  
(m) [REDACTED]

--

Jeffrey Post  
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(t) (202) 969-7250  
(m) [REDACTED]



**From:** Allison Azevedo - PD <allison.azevedo@gsa.gov >  
**To:** Darren Blue - WP <darren.blue@gsa.gov >  
**CC:** David Frye - PB <david.frye@gsa.gov >  
**Subject:** Re: follow up-- just the facts.  
**Date:** Thu, 20 Aug 2020 08:24:49 -0400  
**Message-ID:** <CAE0aBNzRnehgk92NGaNW- cKdnx9XKXU7UG5HsD- o4WjzupZnGQ@mail.gmail.com >

Thanks Darren, update message received.



Allison H. Azevedo | Deputy Commissioner  
Public Buildings Service  
t: (202) 501-1100 | [allison.azevedo@gsa.gov](mailto:allison.azevedo@gsa.gov) | [www.gsa.gov](http://www.gsa.gov)

On Wed, Aug 19, 2020 at 7:34 PM Darren Blue - WP <[darren.blue@gsa.gov](mailto:darren.blue@gsa.gov)> wrote:  
Quick alibi: forgot to add that the information surrounding the event has seemed to stabilize so it would be a good time to update Emily/Rob with what I have provided to date... assuming that has not been done already.

Best to all

Sent from my iPhone

On Aug 19, 2020, at 7:18 PM, Darren Blue - WP <[darren.blue@gsa.gov](mailto:darren.blue@gsa.gov)> wrote:

**Sensitive--Close Hold Please**

Team, update # 2.

Important to note all measures outlined in this email are taken under the form of protecting the federal building(s) and occupants during the duration of the event as a consequence of it occurring but not to provide additional security/services for the event itself, which will be funded separately through our third party event and commercial space vendors.

Updates as of 6:00 PM today

FPS leadership has engaged with all stakeholders to develop an enhanced security posture based on the currently known events and sub events at the ITC and Mellon auditorium venues beginning 24 August and continuing through late evening 27 Aug 2020... designed to address the impact they may have on federal properties and the safety of occupants.

- I have attached the approved security plan for the building(s) perimeter and the Wilson plaza (subject to change but current as of now).

**All numbers are approximate:**

- FPS has determined the need to establish a central command post at the RRB for the duration of the event,
  - FPS has determined the need to increase PSO staffing on site for the duration of the event

- (increase of 20 PSO guards)
- On 24/25 August FPS will stage 8-10 additional federal LEO's with the capacity to surge to 20 in short order,
- On 26/27 August FPS will stage 40 LEO's with the ability to surge 20 more in short order,
- GSA will work to provide adequate/comfortable space for additional FPS personnel to stage while on standby.
- FPS has coordinated with DC Metro police in case the situation evolves in a way they can no longer secure the established posts, DC metro has stated they will provide mutual assistance.
- FPS has determined not to recommend suspension of public access to the RRB at this time but may do so if the situation requires...

Nothing more to report at this time.

/r

Darren

**Sensitive--Close Hold Please**

On Tue, Aug 18, 2020 at 4:57 PM Darren Blue - WP <[darren.blue@gsa.gov](mailto:darren.blue@gsa.gov)> wrote:

**Sensitive--Close Hold Please**

Dan/Allison:

as planned...

Vince Eckert (OMA) and I attended a meeting hosted by the USSS WFO this afternoon.

In attendance was: "the customer" who leased the space from our third party vendor at both the RRB/ITC and the Mellon Auditorium, Washington Metropolitan Police Department, United States Park Police, Federal Protective Service (national and regional leadership), and a private security firm retained by the aforementioned customer.

**B/L: don't recommend a briefing to Emily or Rob until later this week when we solidify a few more details. Situation seems fluid but also clear that as of now it will be up to GSA and FPS to figure out security/operations of RRB/ITC, Mellon and Clinton throughout the event... but also got the feeling that could change based on the reactions in the room today.**

Highlights/FACTS as we know them...subject to change:

1.) a NSSE **will not be declared** and the USSS will not use additional assets to secure the ITC/Mellon venues that are above and beyond measures to secure the protectees under their watch who will participate.

2.) The event will culminate late Thursday evening with an event on the South Lawn of the White House and a fireworks display over the Washington Monument at 11:15 PM (approx). They expect almost 1500 people to attend on the South lawn. Serious concern was raised by the customer about visitor safety during ingress/egress to the south lawn from the 15th Street side of the Ellipse.

--the Trump International Hotel will serve as an 'hub of operations' for the customer but will not host any of the formal sequence of events.

-- in case of inclement weather, additional speakers may shift to the ITC/Mellon venues to deliver their address to the nation on both Wednesday and Thursday evenings.

3.) the customer agreed to provide **through** our 3rd party vendor additional money for increased security at ITC/Mellon.... the money will be provided to FPS via an SWA (this consistent with high profile events in the past).

4.) MPD has stated that they will not close the streets or sidewalks in/around the venue area nor will they "move" protesters from public streets unless responding to a crime. Additionally, they denied the customers proposal to create a fully fenced perimeter... However the Park Police may take the fencing material offered by the customer to secure the Fireworks site on the National Mall.

5.) FPS is working on an enhanced security plan for RRB/Clinton/Mellon to include the consideration of suspending public access to the facility during portions of the event. We are well coordinated with them and will advise on all actions that would require us to invoke any of the GSA Administrator's authority to close or partially close a bldg in the case that it is determined by FPS it cannot be secured in its current configuration and the building occupants are facing an increased or unacceptable level of risk.

7.) The RRB and Clinton BLDG FSC's (including commercial tenant reps) have been briefed that there may be an interruption to entrance or typical building operations next week. We keep them posted as we get more information but they were not opposed to suspending public access to the building and thanked us for getting them together this morning.

Next Steps:

Review and approve FPS enhanced security plan, secure additional funds via TCMA, coordination b/w the various entities present today as we continue to build situational awareness.

Vince what have I missed?

/R

Darren

**Sensitive--Close Hold Please**

--



**U.S. General Services Administration**

**Darren J. Blue**

Regional Commissioner

U.S. General Services Administration

Public Buildings Service | National Capital Region

202.294.1628 | [darren.blue@gsa.gov](mailto:darren.blue@gsa.gov)



--



**U.S. General Services Administration**

**Darren J. Blue**

Regional Commissioner

U.S. General Services Administration

Public Buildings Service | National Capital Region

202.294.1628 | [darren.blue@gsa.gov](mailto:darren.blue@gsa.gov)



<FT\_Fence.pdf>

**From:** Allison Azevedo - PD <allison.azevedo@gsa.gov >  
**To:** Brett Wallen - PRAC <brett.wallen@gsa.gov >, Jeremiah Jones <jeremiah.l.jones@gmail.com >, Christian Hazen - PTB <christian.hazen@gsa.gov >  
**CC:** Daniel Mathews - P <daniel.mathews@gsa.gov >  
**Subject:** (2002) Reinvesting in the American Workplace Document  
**Date:** Thu, 6 Aug 2020 11:36:42 -0400  
**Message-ID:** <CAE0aBNywWXP7OmX\_LLsEUpc+ p-CffXqRsVTCThRy=V0U+ uZeQ@mail.gmail.com >  
**Attachments:** Reinvesting\_in\_the\_American\_Workplace\_FINAL.pdf

Sharing a PBS document from 2002... which I referenced during our meeting this AM. Enjoy!



Allison H. Azevedo | Deputy Commissioner  
Public Buildings Service  
t: (202) 501-1100 | [allison.azevedo@gsa.gov](mailto:allison.azevedo@gsa.gov) | [www.gsa.gov](http://www.gsa.gov)

On Wed, Aug 5, 2020 at 12:44 PM Taylor Lednum - PCAA <[taylor.lednum@gsa.gov](mailto:taylor.lednum@gsa.gov)> wrote:  
Hi Allison.  
Great to speak with you today. Attached is what I believe you are looking for. Please let me know.  
Thanks.  
Taylor

Taylor Lednum  
Design Excellence  
Office of the Chief Architect  
US General Services Administration  
1800 F Street, NW Suite 2400  
Washington, DC 20405  
202.208.5561



# Reinvesting in the American Workplace

**A pictorial report on the condition of federal buildings  
and their repair and alteration needs**

## GSA Building Inventory

State	Number of Buildings	Replacement Value
Alabama	19	\$69,974,199
Alaska	1	\$31,726,887
Arizona	58	\$162,474,661
Arkansas	1	\$69,974,199
California	101	\$31,726,887
Colorado	99	\$162,474,661
Connecticut	5	\$69,974,199
Delaware	1	\$31,726,887
D.C.	81	\$162,474,661
Florida	21	\$69,974,199
Georgia	36	\$162,474,661
Hawaii	4	\$162,474,661

Estimated Project Cost  
\$1,900,000,000

Built  
Number of Floors  
Historic Status  
Replacement Value





## Reinvesting in the American Workplace

This report documents—with photographs, statistics, and text—the condition of a number of federally owned buildings across the country that are currently in the inventory of the General Services Administration (GSA). These buildings may be small or large, historic or modern. Their uses are as varied as the buildings themselves—federal courthouses, office buildings, border stations. The need to maintain and preserve them is of national importance. It makes good business sense in terms of responsible asset and property management. It also saves important and irreplaceable connections to our national past.

Office of the Chief Architect  
Office of Portfolio Management  
(202) 501-0638

July 2002



## Background

The Public Buildings Service (PBS) of the General Services Administration is charged with stewardship of the largest commercial real estate portfolio in the world. PBS oversees 40 percent of all federal workspace, controlling more than 337 million square feet. This includes 185 million square feet of federally owned space and 152 million square feet of leased space.

PBS develops, constructs, leases, manages, maintains, and secures office buildings, laboratories, courthouses, border stations, data processing centers, historic custom houses, warehouses, and day care centers. PBS provides centralized management, procurement services, and quality work environments for more than 100 federal organizations employing more than one million people nationwide. PBS strives to provide flexible, sustainable workspaces for and outstanding customer service to its federal customers.

GSA customers, the real estate industry, and civic groups already recognize GSA for its cost-effective modernization projects in older and legacy buildings. GSA projects regularly receive awards from professional groups, trade publications, and national and local civic organizations. However, these same groups also cite the agency's inability to adequately maintain the overall GSA portfolio. Inadequate funding levels over many years have led to gradual and extensive degradation overall in the quality and value of GSA's real estate portfolio.

## GAO Report

In March 2000, the General Accounting Office (GAO) issued a report entitled *Federal Buildings: Billions Are Needed for Repairs and Alterations*. The report documented \$4 billion in outstanding work required in existing GSA-managed properties. The report also noted that, without increased levels of funding, the continued degradation would result in an irreversible loss of real estate assets and a grave national liability in providing adequate workspace for the federal workforce. However, GAO also noted that, with proper maintenance and repair, the degradation of these national assets could be reversed and the needs of agencies and the public could be met safely and efficiently.

## The Case for Renewing Existing Buildings

When adequate funding is made available, GSA does an outstanding job of rehabilitating existing buildings. When these buildings are renewed, they provide:

- A better class of workspace for federal employees
- A safer and more healthful work environment
- Increased energy efficiency
- Greater access for the handicapped
- Additional rentable workspace through realignment or addition
- A positive return on the Congressional investment

These accomplishments are all quantifiable. GSA uses standard real estate industry measures to gauge the class, energy efficiency, rentable work area, and return on investment for each of its projects. GSA also conducts customer surveys to measure satisfaction levels after repair and alteration projects are completed. GSA tenants confirm that they are very satisfied with the quality of GSA's modernization work.

GSA is also proud to help maintain the historic legacy of public architecture by investing in older and historic buildings. By restoring and modernizing these properties, GSA can house tenants in up-to-date, flexible, and sustainable workplaces without constructing new facilities or leasing additional space. GSA compares the cost of renovating its existing inventory against the cost to lease or build an equivalent amount of space elsewhere. Modernization projects offer the most cost-effective way to provide “new” space for GSA tenants.

### Success Stories

The first section of this report provides examples of successful repair and alteration projects that GSA has recently completed. With adequate funding, these outdated buildings have been modernized so that they can continue to serve the housing needs of the federal government and remain a vital presence in the life of communities where they are located.

### Repairs and Alterations Backlog

The second section of this report documents a representative sample of GSA properties in need of repairs and alterations. Because of this backlog, historic cultural and architectural components of these buildings are threatened. Many of these hubs of government are inefficient, have ineffective or inadequate mechanical systems, and are outdated to the point of being functionally obsolete. Decisions regarding the operation, maintenance, renewal, or disposal of these buildings will have far-reaching consequences for the public. With adequate funding, GSA can cost-effectively improve these and other outdated buildings in its inventory, provide world-class workspace for federal agencies, and provide great value to U.S. taxpayers.

### A National Problem

The following table presents the repair funding needed for all GSA-owned facilities and the number of major buildings in each state. While Washington, DC, is the seat of federal government, buildings nationwide house federal workers and are visited every day by ordinary citizens. These buildings are the face of the federal government in cities all across the country. The federal government has an obligation and a duty to put its best face forward for its customers, the taxpaying American public.

### A Strategy for Asset Management

GSA recognizes that there are limits to the amount of public capital available for reinvestment. Funding has averaged approximately 25% below requested levels. With this reality in mind, GSA has launched a strategy to restructure its inventory of owned facilities, retaining and reinvesting in those which serve a long term federal need and which can generate sufficient rent revenue to be financially self-sustaining. Assets which no longer serve a federal need will be conveyed by donation, sale, or exchange. This strategy concentrates limited available capital on the most productive assets and reduces, to a degree, GSA's total reinvestment needs.

# GSA Building Inventory<sup>1</sup>

# Estimated Repair Funds Needed<sup>2</sup>

State	Number of Buildings	Total Rentable Sq Ft	No. Federal Employees <sup>3</sup>	
Alabama	19	1,254,001	17,385	\$37,413,584
Alaska	25	1,136,951	7,370	\$27,423,512
Arizona	49	1,851,090	20,584	\$56,935,000
Arkansas	15	1,188,629	8,839	\$16,408,669
California	117	16,345,267	87,295	\$590,625,166
Colorado	39	5,792,095	24,457	\$251,291,739
Connecticut	6	758,651	5,614	\$44,735,600
Delaware	2	220,932	1,454	\$8,748,991
District of Columbia	82	33,939,192	160,357	\$1,244,549,000
Florida	23	3,324,410	37,550	\$68,864,039
Georgia	37	6,070,101	32,596	\$104,817,294
Hawaii	4	756,317	3,836	\$19,434,200
Idaho	11	476,842	5,933	\$3,159,127
Illinois	29	5,930,040	32,957	\$237,234,723
Indiana	34	4,830,250	10,066	\$53,072,235
Iowa	13	1,022,092	6,578	\$41,538,322
Kansas	7	736,279	9,702	\$5,289,774
Kentucky	15	1,633,190	10,300	\$25,877,160
Louisiana	17	2,357,392	14,185	\$35,198,039
Maine	27	442,003	2,710	\$28,477,832
Maryland	95	13,798,163	77,113	\$357,988,698
Massachusetts	15	3,821,370	19,173	\$150,030,451
Michigan	29	2,958,679	15,893	\$91,927,361
Minnesota	17	2,061,520	12,391	\$76,085,728
Mississippi	11	957,936	8,605	\$17,595,397
Missouri	51	10,914,122	23,301	\$383,403,801

<sup>1</sup> Excludes minor building (i.e. garages, storage sheds, and utility buildings)

<sup>2</sup> Includes major and minor buildings

<sup>3</sup> Number of federal employees listed is based on statistics taken from OPM's other sources (non-military)

# GSA Building Inventory<sup>1</sup>

# Estimated Repair Funds Needed<sup>2</sup>

State	Number of Buildings	Total Rentable Sq Ft	No. Federal Employees <sup>3</sup>	
Montana	11	511,824	7,132	\$29,919,435
Nebraska	8	1,198,689	5,486	\$6,950,146
Nevada	7	1,035,297	5,598	\$64,653,007
New Hampshire	6	395,809	2,410	\$36,241,595
New Jersey	16	2,252,499	12,964	\$70,635,928
New Mexico	23	1,416,880	3,597	\$64,160,244
New York	62	12,539,737	50,805	\$243,911,069
North Carolina	15	1,400,824	15,811	\$16,183,916
North Dakota	17	734,824	3,569	\$9,812,921
Ohio	23	5,348,714	21,693	\$168,229,385
Oklahoma	14	1,205,503	12,430	\$22,760,981
Oregon	17	2,298,516	15,601	\$86,840,514
Pennsylvania	24	5,384,472	35,716	\$97,778,780
Puerto Rico	4	539,113	3,295	\$19,729,971
Rhode Island	3	213,724	2,132	\$11,690,715
South Carolina	14	1,090,036	7,895	\$21,160,406
South Dakota	7	549,843	5,763	\$32,566,155
Tennessee	20	2,898,700	26,885	\$50,327,132
Texas	112	11,850,970	66,149	\$171,104,173
Utah	12	1,785,223	5,167	\$118,646,556
Vermont	24	472,127	2,625	\$266,000
Virginia	37	4,204,828	38,750	\$75,715,467
Virgin Islands	2	133,100	541	\$11,293,913
Washington	58	4,949,923	22,756	\$213,008,962
West Virginia	26	1,977,989	10,497	\$27,353,642
Wisconsin	8	533,588	9,595	\$25,168,000
Wyoming	5	357,094	3,706	\$22,469,397

<sup>1</sup> Excludes minor building (i.e. garages, storage sheds, and utility buildings)

<sup>2</sup> Includes major and minor buildings

<sup>3</sup> Number of federal employees listed is based on statistics taken from OPM's other sources (non-military)



# Federal Buildings: Some Repair and Alteration Success Stories

The following pages showcase several federal buildings in which repairs and alterations were successfully completed.



SUCCESSFULLY COMPLETED:

## Old Post Office/Courthouse

Little Rock, Arkansas



SUCCESSFULLY COMPLETED:

# Old Post Office/Courthouse

Little Rock, Arkansas

The Old Post Office/Courthouse was built in 1881 and is a landmark in the Little Rock community. The original building has 81,107 gross square feet and is home to the U.S. Bankruptcy Court and the U.S. Marshals Service.

Significant spaces within the building have been restored to the grandeur of the time period. The original 1881 courtroom, with a 23-foot high decorative plaster ceiling and original wood wainscoting, underwent extensive restoration painting, including faux graining. An investigation of the original paint colors found over 25 different Victorian colors. The 1897 courtroom was also restored—restoration included faux marble veining to match the existing marble.

The newest renovations added a third courtroom on the first floor of the existing building in what was originally the Old Post Office workroom. Existing columns were incorporated into the walls of the courtroom. Two wings were constructed to the rear of the building. The wings consist of two floors and a basement. The basement provides secured parking, while the first and second floors house the offices for the Clerk of the Court. The Old Federal Building contained 60,660 square feet. The new wings increased the size of the building to 81,107 square feet.

Total Investment \$ 16,300,000



## Building Facts & Status

Building Number	AR0031ZZ
City Location	Little Rock
Built	1881
Gross Square Footage	81,107
Number of Floors	5
Historic Status	Not On Register







SUCCESSFULLY COMPLETED:

## Phillip Burton Federal Building/Courthouse

San Francisco, California

SUCCESSFULLY COMPLETED:

# Phillip Burton Federal Building/Courthouse

San Francisco, California

The Phillip Burton Federal Building/Courthouse is a 23-story office building constructed in 1964. It provides 1,413,304 gross square feet to 18 tenant agencies. The major tenants are: U.S. District Court, U.S. Marshals Service, Justice Department, IRS and GSA. The modernization of the building included the following: providing a standpipe for the entire building; replacing PCB transformers; and completely removing asbestos throughout the building. Fire sprinklers were installed, and ceiling systems along with lighting were also replaced. The HVAC system was upgraded to meet current tenant needs along with industry standards, and the emergency electrical distribution system was modernized. The plumbing system was also modernized to fulfill tenant needs.

Total Investment \$ 97,813,000



## Building Facts & Status

Building Number	CA0154ZZ
City Location	San Francisco
Built	1964
Gross Square Footage	1,413,304
Number of Floors	23
Historic Status	Not On Register





SUCCESSFULLY COMPLETED:

## Byron White Post Office/Courthouse

Denver, Colorado



SUCCESSFULLY COMPLETED:

# Byron White Post Office/Courthouse

Denver, Colorado

The Byron White Post Office/Courthouse is a monumental, four-story building that was completed in 1916. This neoclassical structure occupies a full block site, has 265,816 gross square feet and is on the National Register of Historic Places. The major tenants are: the U.S. Court of Appeals, the U.S. District Court and the U.S. Marshals Service.

The building was originally owned and used as a Post Office until it was purchased by GSA and transformed into a courthouse in 1994. The modernization of the building included: fire sprinkler protection; ADA compliance throughout the building; new elevator cabs, doors, signals and controllers.

Asbestos fireproofing and pipe insulation was completely removed or sealed off, depending on the application. The building's limestone and marble exterior was cleaned, repaired and re-sealed to return the walls, stairs and columns to their original condition. Historically accurate exterior lighting was installed. Interior mechanical and electrical systems were upgraded. The HVAC system needed re-balancing, the exterior air dampers were upgraded and the control system was replaced. New cooling towers were installed.

This modernization received the following awards: 1995 Presidential Design Award, 1995 Federal Design Achievement Award, 1994 Buildings Magazine Modernization Award, 1994 Historic Denver Community Preservation Award, 1994 Denver Metro and Southwest Regional BOMA TOBY Award for Historic Buildings.

Total Investment \$ 31,052,000



## Building Facts & Status

Building Number	CO0009ZZ
City Location	Denver
Built	1916
Gross Square Footage	265,816
Number of Floors	5
Historic Status	On Register





SUCCESSFULLY COMPLETED:

## Ariel Rios Federal Building

Washington, DC

SUCCESSFULLY COMPLETED:

# Ariel Rios Federal Building

Washington, DC

The Ariel Rios Building was designed in 1926-1931 and was constructed in 1932-1934. Originally built as the headquarters of the Post Office Department, it now houses the headquarters of the Environmental Protection Agency. It is a monumental historical building listed on the National Register and is a part of the historic Federal Triangle. The building has nine occupied floors plus an attic and 885,367 gross square feet.

The building was modernized in two phases, with the second phase completed in 1999. The modernization project upgraded and improved the building's infrastructure to conform to current accessibility, health, and safety codes and standards. The building's space utilization was made more efficient. The HVAC system, plumbing, electrical distribution and wiring, fire protection, and alarm systems were replaced and/or upgraded to provide adequate capacity for current and projected requirements. Asbestos-containing material and lead paint were abated. Historically significant spaces, features, and materials were preserved and restored and the unfinished northwest façade was completed.

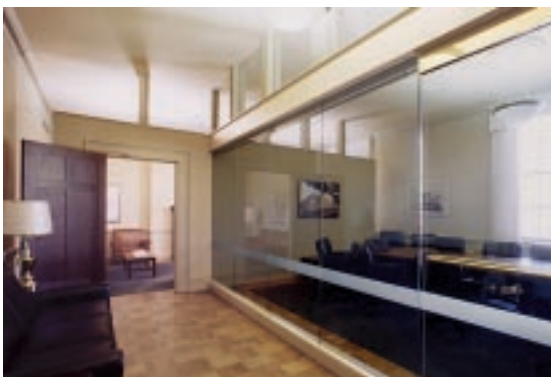
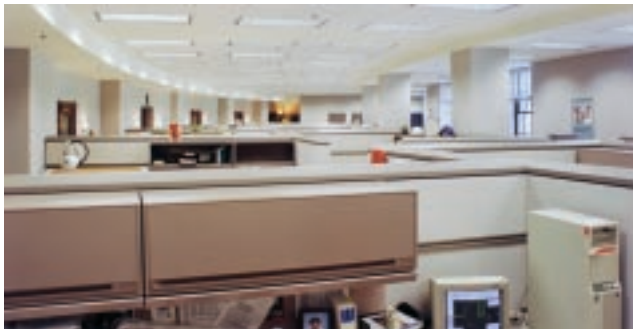
## Building Facts & Status

Building Number	DC0028ZZ
City Location	Washington, DC
Built	1932-34
Gross Square Footage	885,367
Number of Floors	9
Historic Status	On Register

The project earned an Award of Merit in Historic Resources in 2000 from the Washington Chapter of the American Institute of Architects. It is also noteworthy for being one of the first projects in GSA's National Capital Region to incorporate sustainable design concepts, including high-efficiency lighting systems with maximum use of natural light, the use of environmentally-preferable new and recycled materials, the reuse and recycling of existing materials, and improvements to the building's overall energy efficiency and indoor air quality.

Total Investment

\$ 95,668,000







SUCCESSFULLY COMPLETED:

## Gene Snyder Courthouse/Custom House

Louisville, Kentucky

SUCCESSFULLY COMPLETED:

# Gene Snyder Courthouse/Custom House

Louisville, Kentucky

The Gene Snyder Courthouse/Custom House is neo-classical in design, has 386,329 gross square feet and was built in 1932. The major tenants are HUD, INS, the U.S. District Court and SSA. The complete modernization of the building included not only upgrading the building's systems, but restoring the building to its original grandeur. The mechanical, electrical and life safety systems were replaced and upgraded.

Prior to renovation, the building's ornate detailing and historic architecture were overshadowed by peeling paint, antiquated life safety systems and inefficient electrical and mechanical equipment. The brass was tarnished, the roof leaked and clients were gradually packing up and moving out. During the renovation, the traditional flavor of the building was maintained in as many places as possible, while at the same time providing modern upgrades. Sprinkler systems were cleverly disguised within soffits, while new suspended ceilings in other areas hide fire protection systems and ductwork. Energy efficiency also increased greatly after the renovation due to the installation and upgrade of the chillers and boiler, HVAC system, emergency generators, lighting, cooling tower, air handlers, and electronic-control flush valves. The roof was repaired. The exterior limestone was also cleaned, tuck-pointed and waterproofed.



## Building Facts & Status

Building Number	KY0045ZZ
City Location	Louisville
Built	1932
Gross Square Footage	386,329
Number of Floors	7
Historic Status	On Register

This historic building has received several awards including the 2000 Building Owners and Managers Association Building of the Year Award, the 2001 Buildings Magazine Modernization Award, and the city of Louisville Cornerstone Award and Kudos Award for beautification and revitalization of the downtown area. The Courthouse's new and upgraded systems and finishes are now as sophisticated as the building's neo-classical facade. A piece of the past has been successfully preserved for the future.

Total Investment

\$ 22,700,000







SUCCESSFULLY COMPLETED:

## Gignoux Courthouse

Portland, Maine

SUCCESSFULLY COMPLETED:

# Gignoux Courthouse

Portland, Maine

This three-story masonry structure, constructed in 1911 is a National Historic landmark. The tenants are the U.S. District Court, the U.S. Attorneys and the U.S. Marshals Service. In 1996, the building underwent a complete \$12.5 million modernization. The building's roof, HVAC, electrical, plumbing and elevator systems were repaired or replaced. The historic features of this building were also restored as part of this major modernization.

In the most recent GSA customer satisfaction survey, the tenants in the building responded with a 97% satisfaction rate.

Total Investment \$ 12,500,000

## Building Facts & Status

Building Number	ME0034ZZ
City Location	Portland
Built	1911
Gross Square Footage	90,385
Number of Floors	4
Historic Status	On Register



*New District Courtroom following prospectus project.*



*Historic courtroom before (above, left) and view after renovation (above right).*



SUCCESSFULLY COMPLETED:

## Robert A. Young Federal Building

St. Louis, Missouri



SUCCESSFULLY COMPLETED:

# Robert A. Young Federal Building

St. Louis, Missouri

This red brick structure was constructed in 1933 to provide one million square feet of exposition space in downtown St. Louis. This 20-story building houses nearly 4,000 employees. In 1987, a major renovation was instituted for the decaying and nearly vacant Federal Building. Three years later, the Young Federal Building was completely ready for the high technology demands of modern office use. The building is attractive, functional and offers unparalleled tenant service. As a federal real estate asset, it is one of the most desirable and profitable of the GSA flagship buildings. In 1996, the building won the Building Owners and Manager's Association "Government Building of the Year" award.

Total Investment \$ 53,964,000



## Building Facts & Status

Building Number	MO0106ZZ
City Location	St. Louis
Built	1933
Gross Square Footage	1,072,418
Number of Floors	20
Historic Status	Eligible





SUCCESSFULLY COMPLETED:

## William L. Guy Federal Building/ Post Office/Courthouse

Bismarck, ND

SUCCESSFULLY COMPLETED:

## William L. Guy Federal Building/Post Office/Courthouse

Bismarck, ND

The William L. Guy Federal Building/Post Office/Courthouse was constructed in 1964 and has 145,045 gross square feet. This facility is located in the City of Bismarck's Central Business District. The primary building tenants include the U.S. District Court, U.S. Attorneys, U.S. Marshals, and several Department of Agriculture agencies.

Modernization of the building began in May of 1997 and included recapture of vacant postal workroom area space, which was converted to courts space, elevator modernization, HVAC upgrades, paving upgrades, asbestos abatement, ADA accessibility, fire safety improvements, modification to the loading dock area and the addition of an emergency generator. Also, approximately 35% of the basement was converted to secured parking for the U.S. District Court and U.S. Marshals Service, and a new building entry was created to improve building security.

At the completion of this project in April 1999, the building's income increased by 59 percent, creating a financial winner for GSA and providing the District Court and Marshals Service with much needed expansion space. Significant improvements were made in internal prisoner transfer and building security. Other building tenants were thrilled with the modernized elevators and the new dock area, which was now accessible to all building tenants.

Total Investment \$ 6,684,000



### Building Facts & Status

Building Number	ND0037ZZ
City Location	Bismarck, North Dakota
Built	1964
Gross Square Footage	145,045
Number of Floors	6
Historic Status	Not Eligible







SUCCESSFULLY COMPLETED:

## Scranton Federal Building/Courthouse

Scranton, Pennsylvania

SUCCESSFULLY COMPLETED:

# Scranton Federal Building/Courthouse

Scranton, Pennsylvania

As part of the construction of an Annex to the existing Scranton Federal Building/Courthouse, GSA completed modernization work to the existing building. The Federal Building/Courthouse was built in 1931 and has 155,691 gross square feet. The major tenants are: the U.S. Attorneys, the U.S. Marshals Service, U.S. District Court, Treasury and U.S. Postal Service. The renovations to the building included the following: modification to the HVAC system to provide variable air volume, electrical system upgrades including a new distribution system and energy efficient lighting, elevator system upgrades and improved security and circulation for the Court. Safety enhancements included providing sprinkler protection to the entire building. All work to the building's interior and exterior was

## Building Facts & Status

Building Number	PA0182ZZ
City Location	Scranton
Built	1931
Gross Square Footage	155,691
Number of Floors	4
Historic Status	Not On Register

performed in accordance with historic preservation requirements. The existing Federal Building/Courthouse, including the newly constructed Courthouse Annex, was recognized with a Merit Award in AIA Pennsylvania's 2000 Design Awards Competition. The jury commented: "Yet another successful result of the GSA's effort to do first-class courthouses around the country."



GSA also partnered with the local historical society to create "McKinley Park" outside of the complex, reestablishing a presence for a 1902 monument to President William McKinley removed from the streets of Scranton several years ago. A Washington-based organization—"SOS" (Save Outdoor Sculptures)—recognized GSA with an award for its efforts in restoring the monument. The building received the 2001 "Innovative Design and Excellence in Architecture with Steel Award" from the American Institute of Steel Construction.

Total Investment

\$ 10,610,000







SUCCESSFULLY COMPLETED:

# Jose V. Toledo Federal Building/Courthouse

San Juan, Puerto Rico

SUCCESSFULLY COMPLETED:

# Jose V. Toledo Federal Building and U.S. Courthouse

## San Juan, Puerto Rico

The Federal Building and U.S. Courthouse was originally constructed in 1914. In 1940 a seven-story addition was completed on the building's south side. The building is prominently situated on the harbor in the historic Old San Juan section of the city and was listed individually on the National Register of Historic Places in 1986. In 1999 a major restoration and space recap-ture project was completed allowing re-occupancy of the 128,000 gross square foot building after several years of vacancy. Historically significant areas were identified for either restoration or replacement. Deteriorated and outmoded HVAC, electrical, mechanical, plumbing and elevator systems were replaced. Court-rooms and other vacant interior spaces were completely renovated. Structural seismic upgrades were also completed. In May 1999, the project team received a Public Buildings Heritage Award for Rehabilitation Design. In March 2000, the Society for History in the Federal Government awarded GSA the John Wesley Powell Prize for Excellence in Historic Preservation for work completed at the Jose V. Toledo Federal Building and Courthouse.

Total Investment \$ 28,094,000

### Building Facts & Status

Building Number	PR0003ZZ
City Location	San Juan
Built	1914/1940
Gross Square Footage	128,130
Number of Floors	7
Historic Status	On Register



Before (top) and after (bottom)  
views of the eaves, above, and the  
interior hallway, at left.



# Federal Buildings In Need of Repairs and Alterations

The following federal buildings, from all over the United States, are examples of facilities in need of repairs, alterations and upgrades.

# Alabama

## Vance Federal Building/Courthouse, Birmingham, AL

Construction of this Neoclassical Revival style Federal Building and U.S. Courthouse began in 1918 and was completed in 1921. The building was listed on the National Register of Historic Places individually in 1976, and in 1999 was dedicated to Federal Judge Robert Vance, after his death in a mail bomb explosion.

The Vance Building is a consistently strong income generator for the Southeast Sunbelt Region, and the demand for federal space is high in Birmingham. The U.S. Attorneys are preparing to vacate approximately 39,000 USF of space to move into their newly constructed lease facility. The Courts and Marshals, as well as other agencies, would like to acquire expansion space in the Vance Building. However, these agencies are concerned with water intrusion problems relating to the roof and the windows, as well as problems related to the antiquated HVAC system and controls.

Investing the moderate sum of \$2.4 million provides a short payback in a market where rates are continuing to climb.

Estimated Project Cost                      \$ 2,383,000



### Building Facts & Status

Building Number	AL0011ZZ
City Location	Birmingham
Built	1921
Gross Square Footage	187,414
Number of Floors	5
Historic Status	On Register



*The original wood cooling tower is obsolete and needs to be replaced.*



# Alaska

## Federal Building, Fairbanks, AK

The Fairbanks Federal Building was constructed in 1977 and has 169,052 gross square feet of space. It is the primary federal building for Fairbanks and has not had any major repairs since its completion. Primary tenants include U.S. District Court and the Fish and Wildlife Service. The demand for this building is extremely solid, as demonstrated by a 100% federal agency occupancy rate.

Multiple building systems need to be replaced or upgraded including the roof, the HVAC system, electrical, fire protection for the stairwells, public address system for security and the elevator accessibility. In addition, the parking lot needs to be resurfaced, the curbs and sidewalks need ADA upgrades, asbestos abatement is necessary, as well as structural seismic upgrades for health and safety.

The modest investment in this asset, which is an integral part of the Fairbanks community, will contribute greatly to the image of the central business district, as well as maintain the efficiency and viability of this key asset for use by our northernmost federal community.

Estimated Project Cost \$ 3,200,000



New roof and HVAC cooling tower are needed.

### Building Facts & Status

Building Number	AK0029ZZ
City Location	Fairbanks
Built	1977
Gross Square Footage	169,052
Number of Floors	4
Historic Status	Not On Register



Loading dock needs repairs.



Parking lot resurfacing needed.

# Arizona

## James A. Walsh U.S. Courthouse, Tucson, AZ

Built in 1930, this historic structure was the first major federal presence in Tucson and originally housed all the federal community in that city. It was recently vacated by the U.S. District Court when they moved to the new DeConcini Courthouse. The Bankruptcy Court still has a need for secure space and wishes to restore and renovate the structure to make it its permanent home in Tucson. Work items would include upgrades, installation, and replacement of the sprinkler system, electrical system, fire alarm system, passenger elevators, HVAC system, windows and façade work as well as ADA accessibility.

There is ample need for federal space in Tucson, one of the fastest growing communities in the United States. There is currently in excess of 300,000 square feet of federal clients in leased space, indicating a need for additional federally provided space. That, coupled with the court’s need for security, point to the necessity of maintaining this federal property.

Downtown Tucson is undergoing a renaissance and the two federal structures, Walsh and DeConcini, could form the backbone of a planned pedestrian civic center mall. A reinvestment can restore this property to its original luster, providing a secure home for the bankruptcy court, and be reborn as an integral part of the evolving Tucson civic community.

Estimated Project Cost                      \$ 15,000,000



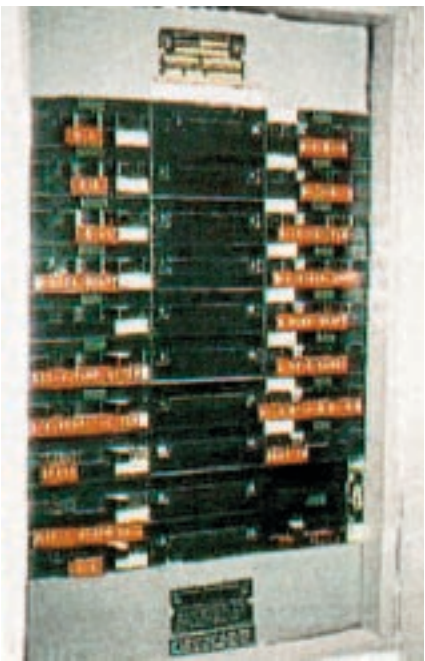
Main façade showing historic neo-classical detailing.

### Building Facts & Status

Building Number	AZ0015ZZ
City Location	Tucson
Built	1930
Gross Square Footage	73,521
Number of Floors	5
Historic Status	On Register



The existing 1960's Fire Alarm Control Panel is antiquated with no room for increased capacity and parts that are unavailable.



The twenty-five-year-old electrical system would have to be upgraded to meet 21st century needs.

# Arkansas

## Judge Isaac C. Parker Courthouse, Fort Smith, AR

The Judge Isaac C. Parker Courthouse was built in 1937 and has 89,544 gross square feet. The building is listed on the National Register of Historic Places. The major tenants for the building are: U.S. Attorneys, U.S. District Courts and U.S. Marshals Service. This building has not undergone a major modernization, thus many of the building’s systems need to be repaired and upgraded. The major renovation work that would be completed includes: upgrading the electrical system; modernizing the elevator; completing accessibility improvements; installing a fire sprinkler system; installing a fire egress stairway; and upgrading energy-related items to improve building systems performance.

Estimated Project Cost                      \$ 2,111,000

### Building Facts & Status

Building Number	AR0021ZZ
City Location	Fort Smith
Built	1937
Gross Square Footage	89,544
Number of Floors	3
Historic Status	On Register



Central pavilion.



Window damage.



Fire escape landing and light court to be replaced.



Fire escape walk on roof will be replaced.



# California

Federal Building, 50 United Nations Plaza, San Francisco, CA

This beaux-arts jewel nestled in the City of San Francisco National Historic Landmark District was constructed in 1934 and stands adjacent to the recently modernized U.S. Court of Appeals. The new San Francisco Federal Building will be constructed across from the U.S. Court of Appeals, completing a federal triangle of properties in the San Francisco Civic Center area; one of the world’s premier tourist destinations. The building itself is listed in the top one-third group of the National Register of Historic properties and was the home for the Pacific Fleet during World War II—Admiral Nimitz had his office on the third floor.

As a business investment, the building represents a prudent choice for modernization. A full modernization, moving the building from C class space to B-plus, would pay for itself in 10 years at the increased rental rate the space would command. Rental space in San Francisco is at a premium, and the federal government currently has 1.5 million square feet of office space in rental properties in the San Francisco Bay Area. Maintaining the federal inventory in this city is the prudent business choice.

Given the financial viability of the completed project and its significance as an historic structure, this building is a prime candidate for modernization. Major work items include: upgrade nonstructural system, upgrade security, retrofit glazing, upgrade



Façade facing the U.S. District Court and new San Francisco Federal Building.

### Building Facts & Status

Building Number	CA0093ZZ
City Location	San Francisco
Built	1934
Gross Square Footage	343,299
Number of Floors	7
Historic Status	On Register

elevators, structural seismic upgrade including foundations, vertical structural, floors and roof, exterior cladding, roofing, waterproofing and skylights, initial space alterations, HVAC, electrical lighting, power, communications, fire sprinkler system, plumbing, site work, and hazmat abatement.

Estimated Project Cost      \$ 102,324,000



Moisture from rain and fog combined have caused extensive exterior (above) and interior (below) damage.

# Colorado

## Byron G. Rogers Federal Building/Courthouse, Denver, CO

The Byron G. Rogers FB-CT is the heart of the downtown Denver Federal District. The Denver Federal District is composed of the Rogers facility, which includes an 18-story office tower and a five-story Courthouse, the newly constructed Alfred A. Arraj Court Annex, the Byron White Courthouse, and the U.S. Customs House. Both the U.S. Customs House and the White Courthouse are on the National Register of Historic Places.

In an effort to revitalize the Federal Plaza, GSA recently completed a \$1.65 million construction project that transformed the area into a more user-friendly, safe and secure environment for federal tenants and the public. This project was a cooperative effort between GSA, Gensler Architectural Firm, and the Downtown Denver Partnership.

The Rogers FB-CT has a gross area of 748,235 square feet. The Courthouse portion of the Rogers FB-CT will undergo a massive modernization effort with construction starting in 2003. Not only will systems be upgraded and improved, but also the space will be reconfigured to better meet the needs of the District Court and U.S. Marshals Service.

### Building Facts & Status

Building Number	CO0039ZZ
City Location	Denver
Built	1965
Gross Square Footage	748,235
Number of Floors	18
Historic Status	Not On Register

Both the White Courthouse and U.S. Customs House have also been modernized recently, leaving only the Rogers office tower in need of renovation. The office tower is GSA's primary government-owned downtown location for executive agency space currently housing the FBI, SSA, HHS, ATF and other smaller agencies. Based on the large investment GSA has made to the Federal District, and the importance the District plays for the downtown Denver community, investment in the Rogers tower is a prudent choice for federally owned renovation projects.

Estimated Project Cost      \$ 30,430,000



*Aged roof top vents.*



*The 1965 electrical system needs to be upgraded.*



*The 37-year-old chiller is unable to properly cool water for the drinking fountains.*

# Connecticut

Robert N. Giaimo Federal Building, New Haven, CT

The Giaimo Building is a seven-story modernist style building with two basement parking levels. The major tenants are IRS, SSA, and U.S. Postal Service. FBI, the former largest tenant, recently moved to leased space. GSA would address the building deficiencies: including strengthening exterior walls for seismic and wind loading; enlarging windows; renovating lobbies, elevators, and restrooms; accessibility compliance; upgrading the mechanical system; modernizing the electrical system, and recapturing 30,000 square feet of vacant space for new tenants.

Estimated Project Cost      \$ 16,229,000



## Building Facts & Status

Building Number	CT0061ZZ
City Location	New Haven
Built	1977
Gross Square Footage	191,578
Number of Floors	9
Historic Status	Not On Register



*Typical non-compliant and outdated restrooms.*



*Typical interior office space windows.*



# Delaware

J. Allen Frear Federal Building, Dover, DE

The Federal Building was constructed in 1973. The major tenants are the IRS, District Courts, DOT and NOAA. The tenancy of this modest but serviceable building is stable. After almost 30 years, several of the building systems are in need of replacement. Major repair items include replacing electrical panels and lighting, replacing the roof, re-caulk and re-point parapet wall, replacing roof-top air conditioning units. Also, the following ADA compliance measures are needed throughout the building - bathrooms, doors, elevators, curbs, drinking fountains, parking lot.

## Building Facts & Status

Building Number	DE0017ZZ
City Location	Dover
Built	1973
Gross Square Footage	35,084
Number of Floors	3
Historic Status	Not On Register

Estimated Project Cost \$ 1,521,000



*Main building entrance.*



*Roof top air-conditioning units need to be replaced.*



*Worn roof flashing.*

# District of Columbia

U.S. General Services Administration, Washington, DC

The General Services Administration Building has 710,431 gross square feet and houses the headquarters of the GSA. Originally built to house the Department of the Interior, this monumental beaux-arts building is on the National Register of Historic Places. While it has had incremental improvements over its 84 years of operations, it has never been modernized and has one of the lowest utilization rates in our inventory.

The GSA building is located in the Foggy Bottom submarket of Washington, DC. Foggy Bottom is one of the region's highest rent submarkets. Fully built-up, there is almost no room for the market to expand, so office space is at a premium. The headquarter buildings for State Department and Interior Department are nearby, as is the Executive Office of the President. All three agencies lease large amounts of space in this neighborhood at tremendous cost to the government.

The renovation of the GSA building provides the government with significant investment opportunity to both preserve the historic character and increase

### Building Facts & Status

Building Number	DC0021ZZ
City Location	Washington, DC
Built	1917
Gross Square Footage	710,431
Number of Floors	9
Historic Status	On Register

operational efficiency of a centrally located government building. The project also allows GSA to increase the building's tenantable square footage by 105,000 square feet. Given these improvements, as well as repositioning the building's class to B-plus, the project will pay for itself in only 10.9 years. The government can then reduce our leased space requirement in this costly submarket, thus reducing our expenses and increasing our revenue.

Estimated Project Cost                      \$142,600,000



The building sits in a prime location at 18th and F Streets, NW, and is within walking distance of two Metrorail lines.



Dripping, protruding air-conditioner units installed in windows destroy the building's façade. Complaints from building users include musky air quality and drafts.



Unsightly bundled cables, shown above, run through the main corridors.



Exposed electrical wiring poses a health and safety hazard.

# District of Columbia

Herbert C. Hoover Building, Washington, DC

Completed in 1932, this building contains 1,845,142 gross square feet and serves as the headquarters for the Department of Commerce. It is a highly ornate beaux-arts masterpiece, defining the western edge of the Federal Triangle and facing the White House ellipse. The White House Visitor's Center and the National Aquarium are located in the building and are open to the public. After almost 70 years of continuous use, the Hoover building is in urgent need of repairs and upgrades to meet modern safety and operational requirements. This modernization will represent a significant investment due to the building's large size (1.8 million square feet) and prominence, but it also represents GSA's continuing commitment to quality stewardship of our country's heritage buildings in the Capital's monumental core.

As one of the major buildings in the Federal Triangle, the Hoover Building contains interior and exterior features of great historic value. Therefore, federal ownership and renovation of the Hoover Building is crucial for the preservation of its internal historic features, and to preserve the Federal Triangle as the nation's first major complex of buildings to house Executive Branch activities in the Nation's Capital.

## Building Facts & Status

Building Number	DC0013ZZ
City Location	Washington, DC
Built	1932
Gross Square Feet	1,845,142
Number of Floors	7 plus a basement and an attic
Historic Status	On Register

Due to its proximity to the White House, this submarket is in high demand for both government and private sector tenants. Hence this submarket garners some of the highest rents in Washington, D.C. Building new space in one courtyard will create swing space, so no new leases will be required to accommodate construction. Increasing the building's square footage will ultimately allow the government to house more Commerce employees, thus reducing Commerce's requirement for leased space. This will reduce our lease expenses while providing a safe, beautifully restored building that will function well for many decades to come.

Estimated Project Cost      \$ 285,700,000



Antiquated circuit breaker boxes must have doors removed or inside overheats.



Exposed asbestos pipe insulation.



Rusted pipes in tank rooms of National Aquarium.



# District of Columbia

## Eisenhower Executive Office Building, Washington, DC

The Eisenhower Executive Office Building (EEOB), completed in 1888, is listed on the National Register as one of the nation's best examples of the French Second Empire style of architecture. EEOB is within the White House grounds and houses the Executive Offices of the President and Vice President. Given the increased level of concern over security following the September 11 terrorist attack on the United States, it is important for the EEOB to remain entirely part of and within the White House security perimeter.

In an April 2001 report, the General Accounting Office identified the EEOB as one of GSA's properties most in need of extensive repair. GSA has identified \$57,000,000 worth of deferred maintenance. The building has undergone incremental improvements in recent years that could be accomplished without displacing the tenants, but it has not yet had a full modernization. A project currently underway will provide a fire suppression system and adequate fire egress, but the building systems are antiquated and the building still does not fully meet code or ADA standards, does not have adequate blast protection nor would it survive a

### Building Facts & Status

Building Number	DC0035ZZ
City Location	Washington, DC
Built	1888
Gross Square Footage	691,783
Number of Floors	7
Historic Status	On Register

progressive collapse. A modernization that includes new central HVAC, new electrical, new plumbing pipes and fixtures, upgraded communications and data distribution, and improved security and safety measures will restore this 19th century landmark of great historic significance. It will provide a comfortable, safe and secure building with 21st century capabilities to support the Executive Office of the President.

Estimated Project Cost      \$ 348,700,000



# District of Columbia

Mary E. Switzer Federal Building, Washington, DC

This 1942 Egyptian-revival style building was first occupied by the Department of War while the Pentagon was being built, and was one of the first buildings the government built southwest of the Mall. It is on the National Register of Historic Places. During 60 years of continuous operations, the government has never modernized this property.

Washington, DC is one of the strongest real estate markets in the U.S., and rents for downtown lease space are very high. The southwest DC market offers proximity to the downtown area without the downtown rental rates. Unfortunately, there are few available properties in the southwest. The Switzer Bldg. is located immediately west of the Dept. of Health and Human Services HQ and east of the Dept. of Education HQ, along Independence Avenue. Both Departments utilize this building and would forego expensive leased space if they could house more people in this building.

A modernization would provide an additional 150,000 square feet of rentable space by relocating the mechanical rooms, as well as upgrading building systems to 21st Century standards. The investment will increase

## Building Facts & Status

Building Number	DC0033ZZ
City Location	Washington, DC
Built	1942
Gross Square Footage	593,738
Number of Floors	8
Historic Status	On Register

Switzer's operational efficiency, upgrade fire and life safety protection, and improve energy efficiency. The modernization project will provide additional work-space and support the historic character of the asset.

Estimated Project Cost      \$ 81,700,000



Penthouse exterior view shows Capitol dome in background.



The property is directly across the street from a Metro station and major transit hub (view from inside the C St entrance looking across the street to the Metro).



Unsightly, but mission critical voice, data and power wiring runs exposed in the corridors.



The relocation of the mechanical equipment rooms will create 150,000 square feet of additional rentable space.



# Florida

## U.S. Classic Courthouse, Tampa, FL

The Classic Courthouse was constructed in 1905 and is a downtown landmark. As the oldest significant building designed specifically for government use in the city, it is an important symbol of the federal presence in Tampa. The Classic Courthouse contains 104,902 gross square feet, is 5-stories tall, and is on the National Register of Historic Places. There are 27 outside parking spaces. This building is currently 100% vacant and all of the Classic Courthouse tenants (U.S. District Court, U.S. Tax Court, U.S. Marshals Service and other smaller non-court related agencies) were relocated to other federal buildings in March 2001. These relocations absorbed almost all of the vacant space in these other buildings.

To allow for future District Court expansion, GSA needs to bring the Classic Courthouse building back into operation and relocate U.S. Bankruptcy from the Sam B. Gibbons Courthouse to the Classic Courthouse. The alteration project would include: correction of the indoor air quality problems; restoration of historical interior finishes, windows and doors; upgrade fire protection and life safety systems; replace boilers; exterior cleaning; tuckpoint masonry walls; waterproofing; security and handicap upgrades; space alterations for tenant occupancy; HVAC upgrades (ductwork, controls and AHUs); sanitary and domestic piping upgrades; and elevator upgrades.

Estimated Project Cost      \$ 26,567,000



### Building Facts & Status

Building Number	FL0051ZZ
City Location	Tampa
Built	1905
Gross Square Footage	104,902
Number of Floors	5
Historic Status	On Register



Outdated boiler.



Crawl space.

Crawl space and air handling unit.

# Georgia

## Martin Luther King, Jr. Federal Building, Atlanta, GA

The Martin Luther King, Jr. Federal Building was constructed in 1934 and is eligible for the National Register of Historic Places. This building is significant to the Atlanta community and to the civil rights movement because it is the first federal building in the U.S. to carry Martin Luther King, Jr.'s name. The building contains 345,096 gross square feet and currently serves as the regional headquarters for the Immigration and Naturalization Service. GSA currently houses a portion of its Regional office in the building. The GSA share of the building is expected to grow as the agency moves more divisions from the Peachtree Summit Building. Under the proposed modernization the following building components would be addressed: the exterior stone would be removed and re-anchored; the existing steel windows would be replaced; the elevators would be upgraded; the mechanical systems would be upgraded; and the building entry point would be reconfigured.

The building does not have an efficient way to remove water that seeps in between the exterior and interior walls. This causes the lintels to rust, the windows to rust from the inside out, and the strapping that holds the exterior stones to the building to rust. There is also a general infiltration of water into the occupied space.



### Building Facts & Status

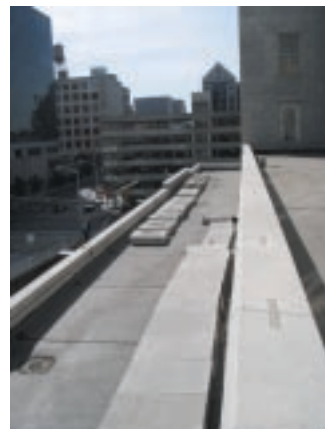
Building Number	GA0007ZZ
City Location	Atlanta
Built	1934
Gross Square Footage	345,096
Number of Floors	9
Historic Status	Eligible

There is a real danger that the exterior stones will fall; this is a serious safety hazard. Rusting lintels have caused the mortar to compress so that the walls are effectively nothing more than stacked stones leaning against the building. Temporary, protection has been erected at the building entrances, and stone pieces have been removed at various locations.

Estimated Project Cost      \$ 32,992,000



*Façade with safety scaffolding.*



*Parapet wall with stones removed for safety reasons.*

# Hawaii

## Federal Building/Post Office/Courthouse, Hilo, HI

This quaint colonial style structure has been a presence on the island since the inception of the 20th Century. It is another of the historic properties in the GSA portfolio that enjoys a prominent community identification, and provides housing for the federal clientele in this island outpost. However, the latest building engineering report states that the exterior finishes have steadily deteriorated due to the extreme tropical climate conditions. Besides the more obvious essential work on the interior finishes and structural members, the age of the building has shown signs of acute need to upgrade building infrastructures such as elevators, fire alarm, HVAC, electrical and telecommunications systems.

The National Oceanic and Atmospheric Administration (NOAA), the United States Postal Service (USPS), and the Public Health Service (PHS) are all housed in this structure, and have identified a continuing need for the space.

A reasonable investment can rejuvenate the structure and ensure safe, secure housing for these clients for an extended period. Also, this building represents another opportunity for GSA to exercise stewardship over our dwindling historic architectural treasures.

Estimated Project Cost                      \$ 5,454,000



### Building Facts & Status

Building Number	HI0001ZZ
City Location	Hilo
Built	1917
Gross Square Footage	51,816
Number of Floors	4
Historic Status	On Register



*Salt sea air has deteriorated the exterior finishes, and threatens the integrity of the waterproofing systems.*



*High humidity has resulted in interior roof spalling and deterioration.*



# Idaho

## Federal Building, Coeur d'Alene, ID

The Coeur d'Alene Federal Building is located in the downtown district and near the lakefront. This Court-house building is noted as one of the finer historically significant buildings in the area. Built in 1928, the building is on the National Register of Historic Places. In order to accommodate the U.S. District Court's projected space needs, a reconfiguration of space within the building is planned along with an expansion of the envelope of the building by 15,695 gross square feet.

The existing courtroom in the Coeur d' Alene Federal Building is inefficient and needs reconfiguration. In addition, the District Courts will have increased space requirements in the future, requiring capture of additional space in the building as well as expansion. The upgrade of this prized asset will not only preserve this historic treasure, but ensure that the needs of the District Courts and the community are met for many years.

Estimated Project Cost      \$ 3,574,900



*Expansion project will add 15,695 square feet behind building.*



### Building Facts & Status

Building Number	ID0008ZZ
City Location	Coeur d'Alene
Built	1928
Gross Square Footage	24,660
Number of Floors	5
Historic Status	On Register



*Pictures of building's rich historic detail.*

# Illinois

U.S. Custom House, Chicago, IL

The 70-year-old United States Custom House is an eleven-story, concrete-framed office building located in downtown Chicago. The exterior of the Custom House is constructed of limestone panels on the upper floors and granite panels at the base, with punched window openings and cast aluminum spandrel panels separating the vertical bands of limestone. The major tenant is U.S. Customs. This project proposes the replacement of the exterior limestone and granite façade. The building’s original 1932 steel elements, which includes the lateral steel straps and shelf angles, that support the limestone and granite panels, are in dire need of repair from advanced deterioration and obsolescence. The 70-year-old steel elements have corroded and must be replaced. This project will alleviate tenant concerns regarding falling limestone and will allow the reopening of the outside daycare playground, which has been closed since 1999 because of falling debris.

Estimated Project Cost                      \$ 9,000,000



*Exterior walls and windows require repointing and caulking.*

## Building Facts & Status

Building Number	IL0032ZZ
City Location	Chicago
Built	1932
Gross Square Footage	273,434
Number of Floors	11
Historic Status	Eligible



# Indiana

## Charles A. Halleck Federal Building, Lafayette, IN

Situated in the heart of Lafayette’s vibrant downtown civic center, the Art Deco Charles A. Halleck Federal Building plays host to both Congressional and Judicial offices and also houses a busy postal counter and mail box service. The U.S. Postal Service has provided continual service to the downtown community from the same location since the mid 19th Century, with the current building constructed in 1932 .

The financial outlook for the Halleck Building is anticipated to improve substantially following the completion of a major U.S. Bankruptcy Court hearing room and support space for Probation and the U.S. Marshals Service. This project backfills space left vacant by SSA’s move to leased space during the fall of 2000.

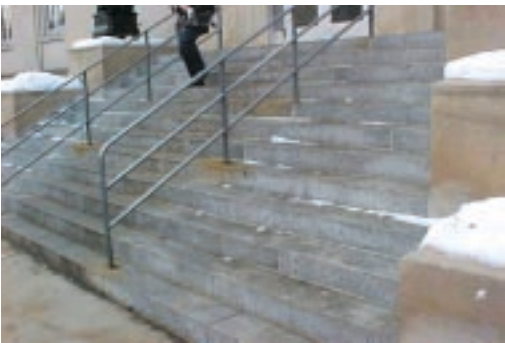
In 2001, the building HVAC system was retro-fitted to include new ductwork, new air-handlers, and an energy-efficient modular boiler system. Slated for replacement is the building’s aged electrical service (circa 1930s), switchgear, fire alarm system, and historical light fixtures which dovetails with the current Bankruptcy build-out. Still needed are repairs to the

### Building Facts & Status

Building Number	IN0057ZZ
City Location	Lafayette
Built	1932
Gross Square Footage	51,742
Number of Floors	3
Historic Status	On Register

exterior façade, replacement of the domestic water system, installation of a hot-water loop, roof replacement, removal of a damaged smoke stack, and asbestos mitigation in some of the mechanical areas. With the addition of these new upgrades, the Halleck building will be poised to serve tenants at reduced energy costs, maintain historically accurate building details, and become more financially sustainable.

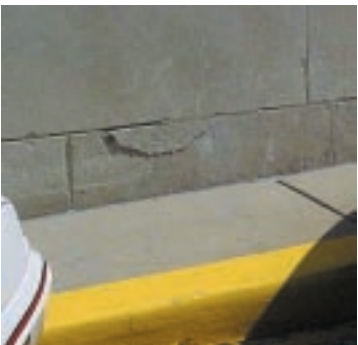
Estimated Project Cost                      \$ 2,751,000



Decaying exterior steps.



Roof in need of replacement.



Walls are in need of repairs.



# Iowa

## Federal Building, Des Moines, IA

This ten-story Federal Building was built in 1967. This building has become an integral part of the City's complex skywalk system as a full partner in the ongoing revitalization process of the central business district. To collaborate with the revitalization, a major project is now underway to replace the skin of the building. Although this building has been well maintained, there have been water infiltration problems, causing tenant disruption since the building opened. Some major systems of the building are in need of upgrading/replacement. A feasibility study has been conducted to determine agency needs and facility requirements. The skin replacement project and the possibility of a major interior renovation project should increase customer satisfaction and boost tenant retention.

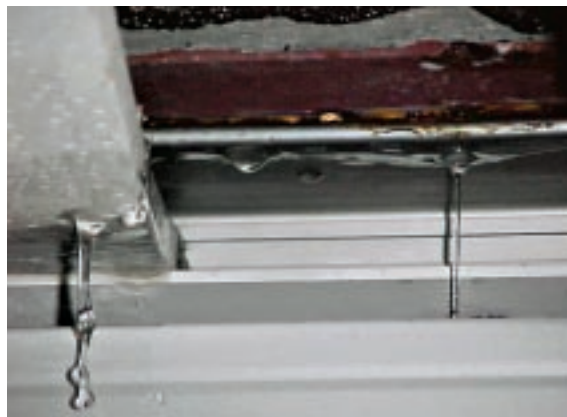
Estimated Project Cost      \$ 13,818,817

### Building Facts & Status

Building Number	IA0112ZZ
City Location	Des Moines
Built	1967
Gross Square Footage	390,007
Number of Floors	12
Historic Status	Not On Register



*Proposed new façade.*



*Façade water leaks.*

# Kansas

## U.S. Courthouse, Wichita, KS

This five-story Courthouse was built in 1932 and has been on the National Register of Historic Places since 1989. The fully occupied building is in relatively good condition. The restoration and rehabilitation projects completed in the building have provided for the future needs of the Courts. However there are additional projects needed to bring the building up to code and to make it more energy efficient. These projects include: upgrade fire alarm system to NFPA and ADA standards, retrofit lighting with T8 lamps and electronic ballasts, install LED exit lights and, install ground fault receptacles in the restrooms. Other projects include cleaning the exterior of the building, replacing the air handler controls, replacing worn out window wells and elevator cabs, and fixing water leaks at the sallyport entrance. In addition, the two cooling towers need to be replaced with a newer, more efficient tower.

Estimated Project Cost                      \$ 1,385,000

### Building Facts & Status

Building Number	KS0070ZZ
City Location	Wichita
Built	1932
Gross Square Footage	175,821
Number of Floors	5
Historic Status	On Register



Concrete walls around window wells have deteriorated making it energy inefficient and susceptible to water damage.



The exterior of the courthouse has not been cleaned since 1986.



Water leakage over expansion joint at sallyport entrance damages the finish on parked vehicles and needs to be fixed.



Controls and time clocks for all air handlers are vintage 1957, making it difficult to find parts.



Elevator cabs have deteriorated and look shabby.

# Kentucky

Post Office/Courthouse, Lexington, KY

The Lexington Post Office-Courthouse was constructed in 1933 and is listed on the National Register of Historic Places. This building is located in historic downtown Lexington, Kentucky, and occupies a prominent position amid the city’s municipal buildings, which are undergoing extensive renovation. The building contains 101,320 gross square feet and is occupied predominately by the U.S. District Court. The U.S. Marshal for the Eastern District of Kentucky also has offices in the building. The presence of the Court will soon expand when a new courtroom and chambers are built in the old Post Office area of the building. With the addition of this space, the building will be fully occupied.

The proposed project would include extensive tuckpointing and cleaning of the exterior stonework, upgrading the existing fire alarm system, and replacing the mechanical systems to include a high efficiency, low pressure steam system. A total reworking of the HVAC distribution system is needed (ductwork and air handling units) to ensure proper ventilation and indoor air quality, lighting will be retrofitted with T-8 electronic ballasts, the sprinkler system will be extended to fully cover the building, a backflow preventor will be installed, and elevator cars will be upgraded. Infrared inspection of the roof also reveals that extensive roof replacement is required in order to prevent a continuing leak problem. Considerable work is necessary to restore interior finishes that have been lost due to years of rearranging floor plans.

Execution of this work will maintain the Courthouse as a prominent federal presence within the enclave of municipal buildings in downtown Lexington, and will



## Building Facts & Status

Building Number	KY0042ZZ
City Location	Lexington
Built	1933
Gross Square Footage	101,320
Number of Floors	4
Historic Status	On Register

ensure a high level of satisfaction for tenant and city resident alike. Failure to proceed with the renovations as described would subject the tenants to lifesafety situations that are less than optimum. Delaying this project will likely lead to increased costs, as additional repairs become necessary as building systems fail and construction costs escalate.

Estimated Project Cost \$ 9,500,000



Airhandling needs replacement to ensure proper ventilation and indoor air quality.



Stonework needing tuckpointing and cleaning.



# Louisiana

Post Office/Courthouse, Alexandria, LA

This building was built in 1933 and is listed on the National Register of Historic Places. The Office of the Supervising Architect of the Department of the Treasury generally designed the Federal Buildings of the early 1930s. However, a local Shreveport, LA architect, Edward Neild, designed this Art Deco style building, the United States Post Office and Courthouse in Alexandria, Louisiana. The U.S. Courts are the primary tenant in the building.

A project has been completed on the building that replaced the HVAC system, replaced the fire alarm system, cleaned and pointed the building, and installed a new roof. The remaining upgrades needed for the building include elevator replacement and accessibility upgrades.

Estimated Project Cost \$ 771,000



## Building Facts & Status

Building Number	LA0002ZZ
City Location	Alexandria
Built	1933
Gross Square Footage	50,478
Number of Floors	4
Historic Status	On Register



Exterior water damage.



Rear of building.

# Maine

Margaret Chase Smith Federal Building/Post Office/Courthouse, Bangor, ME

Built in 1967, this five-story building’s prospectus calls for the recapture of 28,108 usable square feet of vacant space, modernization of deteriorated office space, and upgrade of the HVAC system. Replacement of all windows and the installation of a second garage entrance are also needed. Components of system repairs include: upgrades to the electrical and lighting systems; hazardous materials abatement; upgrading the fire protection system to national codes; limited seismic reinforcement; elevator upgrades; exterior repairs and bringing the building into compliance with ADA.

Estimated Project Cost                      \$ 13,655,000



## Building Facts & Status

Building Number	ME0061ZZ
City Location	Bangor
Built	1967
Gross Square Footage	205,395
Number of Floors	5
Historic Status	Not On Register



Examples of exterior repairs required.





# Maryland

Appraisers Stores, Baltimore, MD

This handsome 10-story building was built in 1934 and is eligible for the National Register. Its location in Baltimore's lively Inner Harbor area make it an ideal candidate for rejuvenation. Major tenants are HUD, NLRB, Customs Service and the Veterans Health Administration. Pockets of space in this building could be recaptured for tenancy with appropriate reconfiguration and upgrade.

This building is in poor condition. Much of the work needed is for fire/life safety work items, including repair and replacement of fire protection equipment, installing fire hose connections in the stairwells, installing proper water pressure regulating devices, providing heat detectors and sprinkler protection for elevators, and replacing the fire alarm panel/system and annunciator.

Since this building was designed as a warehouse, many upgrades need to be made in order for it to be used as an office building. The main entrance is unsuitable for tenant and visitor traffic, the air handler units fail to meet ASHRAE standards, zone controls for lighting and HVAC are also needed, the restrooms need to be ADA compliant, the freight elevator and two small passenger elevators do not satisfy the tenant needs for internal circulation.

Estimated Project Cost                      \$ 20,607,000



## Building Facts & Status

Building Number	MD0003ZZ
City Location	Baltimore
Built	1934
Gross Square Footage	151,649
Number of Floors	10
Historic Status	Eligible



Antiquated building systems.



With new building systems, vacant space can be recaptured for use.

# Massachusetts

J.W. McCormack Post Office and Courthouse, Boston, MA

This 24-story, 626,020 gross-square-foot building was constructed in 1933. The building is located in the heart of Boston’s vibrant financial district. The major federal tenants are the U.S. Postal Service, FEMA, and the Department of Education. Currently, the State of Massachusetts has a five-year lease for 250,000 square feet of space.

The building has not undergone a major modernization and is in great need of repair.

The project will remove asbestos insulation throughout the building and bring building egress conditions to satisfy current code requirements. Space alterations for the entire building will modernize deteriorated office space. Minor exterior and interior seismic work will be accomplished. The fire alarm system will be upgraded and improvements will be made to the outdated and expensive-to-operate electrical system. Other major components of the project will include HVAC upgrades, replacement/treatment of all single-pane windows with energy efficient units, and installation of exterior envelope insulation, which will dramatically reduce heating and air conditioning utility costs. The building will also be upgraded to meet current handicapped accessibility requirements.

Estimated Project Cost      \$ 81,496,000

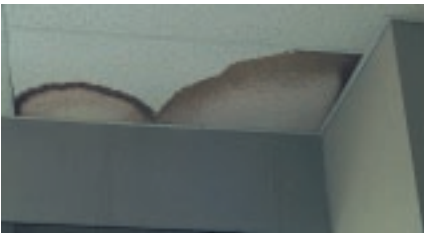


### Building Facts & Status

Building Number	MA0013ZZ
City Location	Boston
Built	1933
Gross Square Footage	626,020
Number of Floors	24
Historic Status	Eligible



*Air handler ducts with asbestos-containing materials on piping.*



*Result of water infiltration from windows.*



*Steam leak damage.*

# Michigan

Theodore Levin U.S. Courthouse, Detroit, MI

This Art Deco style building is home to the United States District Court, Eastern District of Michigan, and contains six historic courtrooms. It has a limestone façade with decorative brass window spandrels and grates and carved reliefs at the sixth floor. There are two entrances connected by a central hallway with the original domed ceiling. The entrance vestibules and elevator lobbies also retain their original historic elements. All hallways throughout the building have original marble floors. It contains ornate detailing in its marble, carved wood and painted finishes and is currently under historic restoration.

The Courthouse is located in the South West section of the CBD of Detroit. Some of its closest neighbors include the Cadillac Hotel and the Detroit Free Press building, both abandoned multi-story historic buildings. Within two blocks is the P.V. McNamara Federal Building. The federal presence, especially the Courthouse, is vitally important to this section of Detroit. The Courthouse has been an anchor to this area for decades, helping to prevent further deterioration.

The Courthouse is a viable, serviceable building. However, it does require replacement of the HVAC systems and repairs to the façade. Other issues such as electrical system improvements and upgrades to the cooling system are planned for the next few fiscal years.

Estimated Project Cost      \$ 23,711,000



## Building Facts & Status

Building Number	MI0029ZZ
City Location	Detroit
Built	1932
Gross Square Footage	652,307
Number of Floors	15
Historic Status	Eligible



*New air distribution systems are needed.*



# Minnesota

## U.S. Courthouse and Post Office, Fergus Falls, MN

The U.S. Courthouse and Post Office in Fergus Falls was built in 1903, originally housing a postal facility on the ground floor and a two-story courtroom on the second level. In 1933, a new addition doubled the building's size by adding a symmetrical wing with a second two-story courtroom, around a newly established central axis with identical entries centered on each bay. The structure is a handsome Renaissance revival building with a stone base and brick upper stories, capped by a hipped standing seam metal roof.

GSA acquired the building in 2000 from the U.S. Postal Service, and intends to convert it to a new U.S. Courts facility, which will meet the Court's space needs through the year 2010.

In order to backfill 9,000 square feet of vacant space, the building must be brought up to modern life safety codes. GSA will install new stairs, elevators, fire safety improvements and toilet facilities. New tenant buildouts will be provided for the U.S. Marshals Service, including prisoner holding cells and a sallyport. New office space will be provided for the Clerks of the District Court and Bankruptcy Courts, and Probation. The West Courtroom will be equipped with new ancillary facilities and an addition for judges, juries and attorneys.

Estimated Construction Cost    \$ 9,345,000



### Building Facts & Status

Building Number	MN0021ZZ
City Location	Fergus Falls
Built	1903
Gross Square Footage	18,320
Number of Floors	3
Historic Status	Eligible



West Courtroom, not currently in use, needs remodeling.



Obsolete boiler and heating equipment.

# Mississippi

Dr. A.H. McCoy Federal Building, Jackson, MS

The Dr. A.H. McCoy Federal Building was constructed in 1979 and is presently the largest GSA-owned building within the state of Mississippi. The building is a significant part of downtown Jackson. Reinvestment is needed to repair and modernize this building for continued federal use.

The building was designed and constructed during a time of significant energy awareness. As such, the building was constructed as an “open office” environment with minimal interior partitions. With increased privacy needs and the security requirements of many agencies, the open office environment became a closed environment over the course of the past twenty-three years. As a result, the HVAC system as originally designed is insufficient to properly condition the space. A prospectus modernization would include replacement of the two 300-ton chillers. Additionally, the HVAC system needs upgrading to accommodate the current multiple office environment. This would include new air handling units, new boilers (the building is designed with one 30KW 480V boiler per floor), and upgrading

## Building Facts & Status

Building Number	MS0083ZZ
City Location	Jackson
Built	1979
Gross Square Footage	382,686
Number of Floors	16
Historic Status	Not On Register

the duct system. In addition to upgraded mechanical systems, the fire alarm system needs upgrading, along with the elevator system. The building also needs recaulking along the exterior joints to correct existing water infiltration problems and to prevent further infiltration.

Estimated Project Cost                      \$ 18,775,000



Chiller replacement needed.



Airhandler replacement needed.



Façade needs recaulking.





# Missouri

## Federal Buildings 1 and 2, Kansas City, MO

Buildings 1 and 2 of the Bannister Federal Complex were built in 1942 and account for 1,331,072 gross square feet. Building 1 was originally designed as warehouse space for manufacturing airplane engines during WW II and Building 2 housed the offices supporting this function. The complex is eligible for the National Register of Historic Places, and its major tenants include Defense Finance and Accounting Service for the Department of Defense and the GSA Regional Office. Although the complex has seen some aesthetic improvements in its office space through the years, much of the original infrastructure has remained intact and is in need of replacement or repair to keep the buildings functional. Major work items include: restroom renovations, seismic upgrades to withstand moderate levels of ground motion; improvements to the air handling system; repoint masonry; partial roof replacement; replace tempered water system to steam for heating; install new lighting control system; renovate elevators; install new energy management system; replace condensate tanks and pumps; and replace corroded piping leads to sprinkler heads. In addition to keeping these buildings functional and safe, many of these upgrades would have a positive impact on energy and utility costs.

Estimated Project Cost      \$ 12,427,000



A mechanical penthouse housing out-dated equipment sits above the main entrance to Building 2.



Pedestrian corridors have industrial levels of finishes and lighting.

### Building Facts & Status

Building Number	MO0544AD and MO0531AD
City Location	Kansas City
Built	1942
Gross Square Footage	1,071,141 and 259,931
Number of Floors	4
Historic Status	Eligible



Existing building HVAC controls are antiquated and cause costly heating and cooling problems throughout the year.



Steam heating and air moving equipment is aged and needs updating.



Air handling units are old and inefficient.

# Montana

## Federal Building/Post Office/Courthouse, Missoula, MT

The Missoula Federal Building and Post Office is located in the Central Business District of downtown Missoula. This small city of 58,000 is nestled in the Rocky Mountains of western Montana and is the regional hub for business, culture, medical services, retail and entertainment for this area. The FOB/PO plays a major role in this hub by providing local citizens access to mail services, elected congressional representatives, Social Security Administration and Forest Service.

Construction began in 1911 and was completed in 1913 and originally housed the U.S. Postal Service and Forest Service. Over a period of forty years, several additions and expansions were added to accommodate the growing needs of the Courts, the Postal Service, and the Forest Service. Today the building has four stories and is 132,854 gross square feet. The building is on

### Building Facts & Status

Building Number	MT0017ZZ
City Location	Missoula
Built	1913
Gross Square Footage	132,854
Number of Floors	4
Historic Status	On Register

the National, State and Local historic registers and is a fine example of Italian Renaissance Revival style of architecture.

The financial performance of this asset coupled with the significant role this building has in the community make it a viable contender for modernization.

Estimated Project Cost                      \$ 25,387,000



Deteriorating wooden windows.



Postal loading dock.



# Nebraska

Robert Denney Federal Building and Courthouse, Lincoln, NE

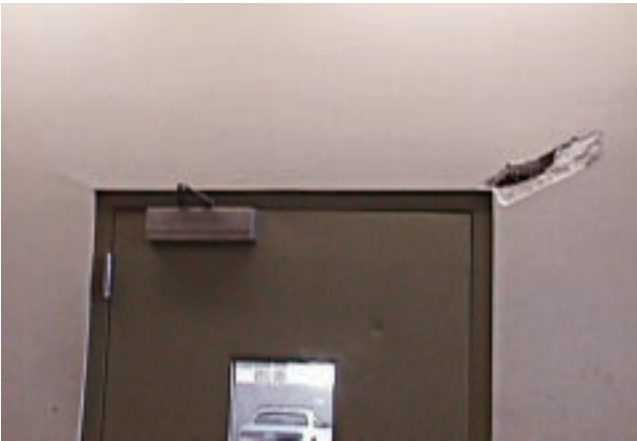
Constructed in 1974 (purchase contract), this building is a five-story steel structure with exterior finishes of white terrazzo panels on the ground level, and cut limestone as the finish for floors 2 through 5. The stone exterior has not been waterblasted for over 15 years, and is badly in need of cleaning and sealing. The roof is deteriorating and must be replaced. Other items needed include: cooling tower needs structural and deck wood repaired/replaced; battered garage terrazzo wall needs to be caulked and sealed; wall of garage office area deteriorating, needs to be replaced; inner office walls need to be replastered and door and frame need to be replaced. Elevator modernization is scheduled for FY2005.

Estimated Project Cost                      \$ 2,625,000



## Building Facts & Status

Building Number	NE0531ZZ
City Location	Lincoln
Built	1974
Gross Square Footage	508,817
Number of Floors	5
Historic Status	Not On Register



*Typical deteriorated plaster condition.*



*Stained façade.*



# Nevada

## C. Clifton Young Federal Building/Courthouse, Reno, NV

This sturdy work-horse of a building had been targeted for disposal but now faces the prospect of new life in the federal portfolio. The U.S. Bankruptcy Court has requested that the building be retained to provide secure permanent housing for their long range needs. Two new tenants, the Internal Revenue Service and the Immigration and Naturalization Service, have also come on-board as clients, filling the building.

With the need established, GSA now seeks to acquire the funding to upgrade the 1960s. architecture to 21st century standards, most importantly in the areas of power, accessibility and environmental concerns.

Estimated Project Cost                      \$ 24,663,000



### Building Facts & Status

Building Number	NV0012ZZ
City Location	Reno
Built	1965
Gross Square Footage	125,805
Number of Floors	5
Historic Status	Not On Register



*Extreme environmental conditions of the high desert have taken their toll on the roof and exterior systems.*



*Original boilers will require retooling to the energy technology of the 21st century.*



*Building exterior needs repairing.*



# New Hampshire

Thomas J. McIntyre Federal Building, Portsmouth, NH

The Thomas J. McIntyre Federal Building was constructed in 1966. This concrete and brick structure provides 108,929 gross square feet of space and houses the following major tenants; IRS, SSA, Navy and Postal Service. The building has not undergone a major modernization and while the condition of the building is good, there are repair needs that cannot be overlooked. A major building modernization will include: removal of sprayed on asbestos throughout the building, repointing of exterior brick, replacement of leaking and energy inefficient windows, ADA compliance for hallways and restrooms, modernizing the elevator cabs and equipment, HVAC duct cleaning and upgrading the security system, recapture of vacant underutilized space.

Estimated Project Cost                      \$ 9,094,000



*Vacant space needs to be converted to usable office space.*

## Building Facts & Status

Building Number	NH0036ZZ
City Location	Portsmouth
Built	1966
Gross Square Footage	108,929
Number of Floors	5
Historic Status	Not On Register



*Ceiling areas are masked off from friable asbestos.*



*Exterior concrete needs repairing.*



# New Jersey

Rodino Federal Office Building, Newark, NJ

This is a 1960s. vintage asset located in downtown Newark, New Jersey, and is planned for long-term retention. The building is in need of major modernization work such as façade repairs to prevent water infiltration and further curtain wall corrosion, as well as asbestos removal within the remaining 60 percent of the building. Improvements in tenant spaces are required throughout the building.

Estimated Project Cost      \$ 76,915,000

## Building Facts & Status

Building Number	NJ0108ZZ
City Location	Newark
Built	1968
Gross Square Footage	495,208
Number of Floors	16
Historic Status	Not On Register



*Deteriorating asbestos-containing materials.*



*Deteriorating asbestos-containing materials.*



*Cracked and deteriorating façade.*

# New Mexico

## Federal Building, Albuquerque, NM

The Federal Building was built in 1931 and is located in downtown Albuquerque. The building site is located at the northeast corner of Gold Avenue and 5th Street. The building has six floors plus basement and is listed on the National Register of Historic Places. One feature of the building is a wonderful Historic Courtroom. The long-term strategy for this building is continued operation/occupancy with improvements to maintain the building’s usefulness and attractiveness to tenant agencies.

The major renovation work planned for this building includes: upgrade of interior finishes; space alterations; plumbing upgrade; electrical; HVAC; fire safety; seismic upgrade; and roof restoration.

Estimated Project Cost                      \$ 3,706,000



Historic tile roof.

### Building Facts & Status

Building Number	NM0502AQ
City Location	Albuquerque
Built	1931
Gross Square Footage	66,191
Number of Floors	6
Historic Status	On Register



Leaking mechanical equipment.



# New York

Thurgood Marshall U.S. Courthouse, 40 Centre Street, New York, NY

The Thurgood Marshall Courthouse is architecturally and historically significant as one of the largest and most distinctive examples of federal architecture erected by the government in the 1930s. Completed in 1936, it is also one of the last buildings designed by the renowned architect Cass Gilbert. The Courthouse consists of a classical 6-story base and 38-story skyscraper crowned by a gilded pyramid. The major tenant for the building is the U.S. District Court for the Southern District of New York and the Second Circuit Court of Appeals.

Major work items needed to modernize this 66-year-old building include replacement of the HVAC system, interior space and building systems upgrades, replacement of the electrical and domestic water distribution

## Building Facts & Status

Building Number	NY0130ZZ
City Location	New York
Built	1936
Gross Square Footage	730,533
Number of Floors	44
Historic Status	On Register

systems and upgrade of lighting and fire protection systems, roof repairs and replacement, exterior façade repairs, restoration of historic front stairs and accessibility improvements, renovation of the freight elevator and cafeteria, and modernization of the rest rooms.

Estimated Project Cost      \$ 254,121,000



Roof damage.



Deterioration under main stairs.



Ceiling separating from structure.



# North Carolina

## Century Station Federal Building/Post Office, Raleigh, NC

Century Station was built in 1878 and is the second oldest building in the Southeast Sunbelt Region’s inventory. Its location on the Fayetteville Street Mall adds to its landmark status in downtown Raleigh. The building has a total of 15,000 vacant square feet and houses the U.S. Postal Service, U.S. Bankruptcy Court, and Senator John Edward’s office. The building has serious water intrusion problems, causing complaints from tenants and preventing additional backfill of space on the fourth floor.

Major projects recommended include window replacement, upgrades to the HVAC system, upgrades to the fire suppression system, and renovation of the basement and first floor; upgrades to the fire suppression system, roof replacement, and renovation of the basement and first floor. A Retention/Disposal study was recently ordered to determine if the building should remain in the GSA inventory. In the interim, a project to repair the roof has been awarded to address immediate water intrusion problems.

Estimated Project Cost                      \$ 9,277,000



### Building Facts & Status

Building Number	NC0058ZZ
City Location	Raleigh
Built	1878
Gross Square Footage	84,018
Number of Floors	6
Historic Status	On Register



Water damage resulting from intrusion problems.

# North Dakota

## Federal Building/Courthouse, Fargo, ND

Constructed in 1931, the Federal Building/Courthouse is part of the downtown Fargo Historic District. GSA recently constructed a new courthouse annex in Fargo, the Quentin N. Burdick Courthouse, which is connected to the Federal Building/Courthouse with an atrium. These two buildings, together with the Federal Building/Post Office, are the landmark buildings of the Fargo Central Business District.

The Federal Building/Courthouse houses the U.S. Attorney, District Court and Social Security Administration. The Senior District Judges utilize the courtrooms in the Federal Building/Courthouse, including an historic courtroom that has been recently restored to its original grandeur. The Federal Building/Courthouse is an important component in meeting the Courts long-range requirements for North Dakota and needs to be properly maintained.

Currently, the Federal Building/Courthouse requires repair or replacement of damaged sandstone blocks, as well as cleaning and sealing for the entire building exterior. If left unchecked, the FB/CT will require extensive stone replacement.

Estimated Project Cost                      \$ 1,475,000

### Building Facts & Status

Building Number	ND0006ZZ
City Location	Fargo
Built	1931
Gross Square Footage	84,875
Number of Floors	3
Historic Status	On Register



Examples of sandstone deterioration on the building exterior.

# Ohio

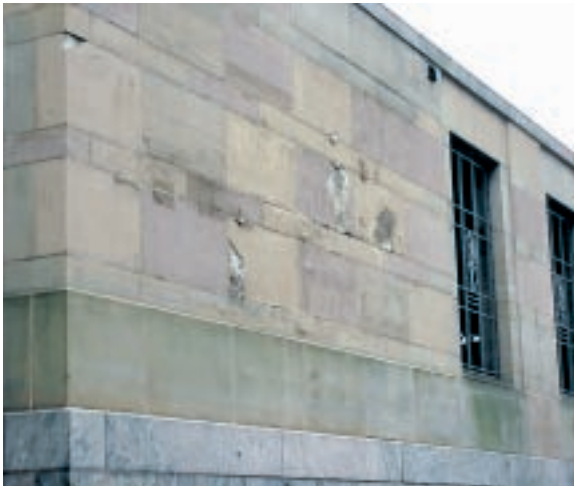
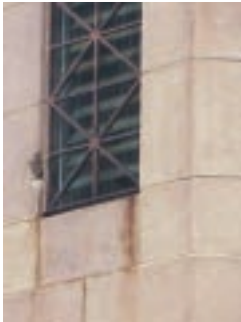
## Kinneary Courthouse, Columbus, OH

The Courthouse was built in 1935. Although it is not on the Register of Historic Places, it does have potential for historic status. Many improvements are needed for this facility including emergency generator, boiler, chiller and window replacement, roof repair, and HVAC upgrades. The cast plaster suspended ceiling in the ceremonial courtroom is cracking and is in need of plaster restoration to repair the damage. Water is infiltrating the building and is leaking into tenant spaces. The exterior requires tuckpointing and cleaning to repair spalled and cracked stonework on all building facades, including cornices, soffits, and decorative exterior stone elements and a new roof. Improvements in tenant spaces are required in many areas of the building.

Estimated Project Cost                      \$ 8,950,000

### Building Facts & Status

Building Number	OH0046ZZ
City Location	Columbus
Built	1935
Gross Square Footage	321,576
Number of Floors	9
Historic Status	Eligible



Building exterior requires repairing.



Water leaking into the basement.



Roof system needs replacement.



# Oklahoma

## Federal Building/Courthouse, Muskogee, OK

The Federal Building/Courthouse was built in 1915 as the U.S. Post Office/Courthouse. A major addition was made to the west side of the original building, which accounts for the current size of 137,532 gross square feet. This building is a historic landmark and is listed on the National Register of Historic Places. Major tenants in the building are: Bureau of Indian Affairs, U.S. District Courts and U.S. Attorneys.

A building modernization would include a new electrical distribution system (including lighting), electrical service entrance and switchgear. The electrical upgrade is needed to provide trouble-free electrical service with adequate capacity to facilitate court operations, required lighting levels, uninterrupted computer operations, as well as reliable security and fire alarm systems. A new plumbing system, complete fire sprinkler system and asbestos abatement are all planned.

Estimated Project Cost      \$ 8,214,000



### Building Facts & Status

Building Number	OK0041ZZ
City Location	Muskogee
Built	1915
Gross Square Footage	137,532
Number of Floors	6
Historic Status	On Register





# Oregon

Edith Green/Wendell Wyatt Federal Building, Portland, OR

The Edith Green/Wendell Wyatt Federal Building continues to reign as one of the premier federal office structures in the Portland area. Located in downtown Portland near the Mark O. Hatfield Courthouse, the 18-story office building, built in 1975, occupies one city block.

Although clients in the building are generally satisfied, the building systems (primarily the electrical and HVAC distribution system) are reaching the end of their useful life, the antiquated ceiling grid system needs replacement, a new stairwell is necessary from the lower to upper lobby for fire protection, the exterior plaza area brickwork is in need of repair, and ADA upgrading is required throughout to meet code. Modernization of treatments and improvements in tenant spaces are necessary throughout the building, as well.

From a business perspective, renovation of the existing structure is the wisest choice for the following key reasons. First, the property is a strong performer

## Building Facts & Status

Building Number	OR0043ZZ
City Location	Portland
Built	1975
Gross Square Footage	515,146
Number of Floors	18
Historic Status	Not On Register

financially. Second, reinvestment is less than 30% of building replacement value, which provides significant extension of building life for a reasonable cost. Third, federal demand is strong in downtown Portland, and this property serves as a focal point for the federal presence in the community. Finally, modernization will insure that the building operates optimally and retains tenants with changing technological requirements.

**Estimated Project Cost**      **\$ 26,987,000**



*Damaged and cracked exterior brickwork.*



*Ceiling system needs replacement and seismic bracing.*



*Damage from water penetration in basement.*

# Pennsylvania

William S. Moorhead Federal Building, Pittsburgh, PA

The 27-story Federal Building was constructed in 1964 and houses 47 agencies, with the Internal Revenue Service, the Army Corps of Engineers and the Veterans Administration being the largest of these tenants.

Although several small repair projects have been undertaken over the years to improve its overall appearance and functionality, the building has never undergone a major modernization. However, several smaller projects were undertaken to improve the overall appearance and functionality of the facility. The overall modernization of the facility would address several serious health and safety improvements such as asbestos abatement, improving the air transmission rate in the parking garage located on the building's lower level, permanently installing all fire alarm devices and installing sprinklers to bring the office areas up to current fire codes. Additionally, the modernization includes replacement of the domestic water supply lines and all sanitary lines; replacement of the existing refrigeration plant with a thermal storage system; replacement of the cafeteria serving line and the cafeteria floor; HVAC ductwork replacement and converting the existing system to variable air volume boxes (VAV) throughout the building.

Estimated Project Cost      \$ 68,318,000



## Building Facts & Status

Building Number	PA0233ZZ
City Location	Pittsburgh
Built	1964
Gross Square Footage	785,127
Number of Floors	27
Historic Status	Not On Register



Deteriorated ductwork.



Asbestos fireproofing and insulation must be removed.

# Puerto Rico

Federico Degetau and Clement Ruiz Nazario Federal Building/Courthouse, San Juan, PR

The 8-story Federico Degetau and Clemente Ruiz Nazario Federal Building and adjacent U.S. Courthouse was constructed in 1977. The building's location in the prime Hato Rey business district of San Juan, and the local federal space situation has enabled GSA to keep the asset near capacity occupancy. Unfortunately Caribbean weather, with frequent storms and high humidity, has accelerated the deterioration of HVAC systems and components and they are in need of upgrade or replacement. Our latest customer satisfaction survey revealed that only about 60% of our customers were satisfied with the building's HVAC systems. In addition, upgrades to finishes of all interior and public spaces, upgraded public restrooms, including ADA compliance are needed to modernize this valuable asset.

Estimated Project Cost                      \$ 17,000,000



*Undersized air handler unit typical in building.*



*Air handler coil showing accelerated corrosion.*

## Building Facts & Status

Building Number	PR0017ZZ
City Location	Hato Rey, San Juan
Built	1977
Gross Square Footage	406,900
Number of Floors	6
Historic Status	Not On Register



*Third floor lobby with interior finishes contemporary to original construction.*





# Rhode Island

## John O. Pastore Federal Building/Post Office, Providence, RI

This three-story 113,112 square foot building was built from 1938-1940, and is eligible to be listed on the National Register of Historic Places. The building is named after the former Rhode Island Governor and U.S. Senator. Originally built to relieve overcrowding of the adjacent U.S. Courthouse, the building served as Providence's main Post Office until 1960, when a new automated Post Office was built.

The Pastore Federal Building houses the U.S. Post Office, as well as offices of the U.S. District Courts. The building needs foundation repairs and cosmetic upgrades to the back of the property that faces the city's newly constructed Riverwalk area.

Estimated Project Cost \$ 2,000,000



### Building Facts & Status

Building Number	RI0010ZZ
City Location	Providence
Built	1940
Gross Square Footage	113,112
Number of Floors	4
Historic Status	Eligible





# South Carolina

Post Office/Courthouse, Charleston, SC

This four-story building was built in 1896 and is on the National Register of Historic Places. The building occupies one of the famous Four Corners of Law in Downtown Charleston at the corner of Broad and Meeting streets and is one of GSA's most historic assets. The building is fully occupied.

The building is deteriorating and requires several major repairs and health and safety improvements. There is asbestos material contained throughout the building including on the hot and cold water line fittings, on heating water fittings, in floor tile in Postal workroom and other offices, in felt under the roof, around air handlers, and on chill water lines.

Due to a moisture problem throughout the building, paint is peeling and plaster is deteriorating from both the walls and ceilings. Some restrooms need upgrading to meet ADA requirements, as well as water saving faucets and low flush toilets.

The ventilation system is in very poor condition and is outdated. The water valves are inoperable, and air dampers are either propped open or have been removed. The high humidity in Charleston throughout the year also leads to the building smelling stale and musty. The roof continues to leak, leading to water intrusion and moisture in interior walls that are around the perimeter of the building.



## Building Facts & Status

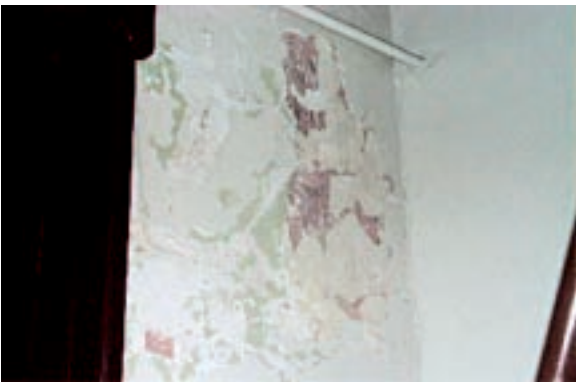
Building Number	SC0012AC
City Location	Charleston
Built	1896
Gross Square Footage	48,573
Number of Floors	4
Historic Status	On Register

To remedy these issues, the proposed project includes: asbestos abatement, preparing and waterproofing/caulking exterior surfaces, preparing and painting all exterior and interior surfaces, testing for lead paint, cleaning and polishing brass throughout building, upgrading restrooms, replacing fixtures, and replacing the roof, drainpipes, five air handlers and control system, filter systems, and ductwork.

Estimated Project Cost \$ 1,320,000



Paint and plaster peeling due to water intrusion.



# South Dakota

U.S. Courthouse, Sioux Falls, SD

This U.S. Courthouse is located in the central business area of the City of Sioux Falls, South Dakota. This facility was built in 1895 and had a major impact on the city because it demonstrated the government's commitment to the Dakotas. The Courthouse brought a distinctive style to the community. Mr. W. J. Edbrooke designed the building, which exhibits an exterior of rusticated jasper stone in the Richardsonian Romanesque style.

Since its construction, the building has been a major landmark in the downtown area. Many events significant in the state and local history are associated with the building, and it continues to be a major focal point in the city. The Courthouse represents one of the earliest federal building projects in the Dakotas and conveys a distinctive architectural design.

GSA and the District Court would like to use this important historic structure to meet the court's long-range planning needs, along with the construction of a new annex. In order to continue long-term use of the Courthouse, the building will require funds to modernize the building systems, along with providing for new tenant alterations so the space can be better utilized. Primary work items will include improved mechanical,



Main façade showing the distinct historic character and its castle-like appearance.

## Building Facts & Status

Building Number	SD0021ZZ
City Location	Sioux Falls
Built	1895
Gross Square Footage	84,130
Number of Floors	5
Historic Status	On Register

electrical and plumbing systems, roof repair, fire safety upgrades, ADA improvements and repair work on the marble stairs.

This investment can ensure that this important community structure continues the prominent role it plays in both the history of our judicial system as well as for the State of South Dakota.

Estimated Project Cost \$ 20,000,000



Roof top – new condenser.



Main marble staircase.

# Tennessee

Joel W. Solomon Federal Building/Courthouse, Chattanooga, TN

This building, constructed between 1932 and 1933 for a cost of \$493,000, contains 107,578 gross square feet. It is a classic example of Art Deco Depression Architecture. The building is sheathed in white Georgia marble and located in the Chattanooga Central Business District. Considered a major part of the community, this building houses the United States Court and the United States Postal Service.

An annex to the Solomon Federal Building is on the Court's 5 year plan, with design in fiscal year 2005 and construction in fiscal year 2007. Some remodeling of the Solomon Building will be needed to accommodate the annex and the other non-court agencies to be housed there. The R&A project will complement the overall new construction project for the annex, and bring the space from class C to B+ . Due to the age of this facility and deferred upgrades, further repair and alteration needs include HVAC, domestic water system, miscellaneous space upgrades, energy conservation needs, and cyclic painting and maintenance.

Estimated Project Cost                      \$ 15,561,000



## Building Facts & Status

Building Number	TN0006ZZ
City Location	Chattanooga
Built	1933
Gross Square Footage	107,578
Number of Floors	5
Historic Status	On Register



Exterior panel and window system.



Outdated restroom facilities.



Indoor lighting and HVAC handler.



# Texas

## Post Office/Courthouse, San Antonio, TX

The San Antonio Post Office/Courthouse was built in 1937 and is a six story, neoclassical, Beaux-Arts style Federal Building, with some Mission Style detailing. It is listed on the National Register of Historic Places. The building lobby contains a beautiful mural depicting San Antonio's Importance in Texas History. The work was completed in 1939 and was done by Howard Norton Cook.

The building is located in the CBD near the bustling tourist attraction and historic site of the Alamo. The primary occupants of the building are the Federal Bureau of Investigation (FBI), the US Bankruptcy Courts, Executive Office of Immigration Review (EOIR), the US Postal Service, the Defense Contract Management Agency and the US Trustees.

The current tenant mix will change with the completion of a lease construct for the FBI. In order to minimize the amount of non-revenue producing space, the Greater Southwest Region has proposed a \$25 million adaptive reuse project. The project will provide for the recapture of space vacated by the FBI by consolidating existing core tenants and accommodating for tenant growth over a 10-year period. Additionally, the project will upgrade finishes for public and tenant areas rendering the building both more functional and marketable. Necessary life safety and mechanical repairs as well as required seismic upgrades will be performed.



### Building Facts & Status

Building Number	TX0164ZZ
City Location	San Antonio
Built	1937
Gross Square Footage	308,270
Number of Floors	6
Historic Status	On Register

The building's location makes it an important asset to the community and significant federal presence in one of the fastest growing cities in America. Investing in this property is an opportunity to showcase the federal government's ability to maintain its commitment to both historic buildings and the vitality of downtown areas while meeting federal workspace needs.

Estimated Project Cost                      \$ 25,155,000



Existing mechanical equipment.



Peeling plaster.



Exterior cornice stain damage.



# Utah

## Wallace F. Bennett Federal Building, Salt Lake City, UT

When Salt Lake City was chosen to host the 2002 Winter Olympics it sparked a construction boom and a revitalized interest in the downtown area. The Downtown plan calls for an integrated transportation system, Main Street beautification and a local government center. The federal government has a large federal presence in the Central Business District including the Wallace F. Bennett Federal Building, the Frank E. Moss Courthouse and several leases. Reinvestment in this building complements the Downtown plan and will fulfill the long-term needs of our customers.

Built in 1963, this nine-story, 359,207 gross square foot Federal Building houses a significant portion of the large federal agency customer base that exists in Salt Lake City. The long-range reinvestment strategy for this building is multi-faceted. Currently, the building is undergoing a \$23.2 million seismic upgrade. Cutting edge Unbonded Braced Frame technology is being used to bring the building up to current seismic

### Building Facts & Status

Building Number	UT0032ZZ
City Location	Salt Lake City
Built	1963
Gross Square Footage	359,207
Number of Floors	9
Historic Status	Not On Register

standards. This is the first federal building to use this technology. In addition, a \$5 million project is being proposed to upgrade/replace various mechanical system components. Completion of these projects will ensure the continued financial viability of this asset and will enable GSA to meet the current and future needs of our customers.

Estimated Project Cost                      \$ 5,090,000



*Outside air dampers that need to be replaced.*



*This 29 year old boiler has reached the end of its useful life.*



*Back-up emergency generator.*

# Vermont

## Border Stations throughout the State

The northern U.S. border is monitored through numerous small border stations. In the state of Vermont, there are approximately 12 Border Stations where traffic and goods are channeled through. In the aftermath of September 11, 2001, the criticality of the northern border in terms of national security has been dramatically realized. These Border Stations house the various components of the U.S. Customs Service, Immigration and Naturalization Service and the Department of Agriculture. The GSA inventory of space is approximately 76,700 gross square feet distributed along the U.S./Canadian border. These Border Stations were built during the Post-Depression Era of the 1930s. With the exception of Highgate Springs, VT, these structures are small in size, ranging from 5,000 to 8,000 gross square feet of space, are typically 2 stories high and include a basement. Most are eligible for listing on the National Register of Historic Places.

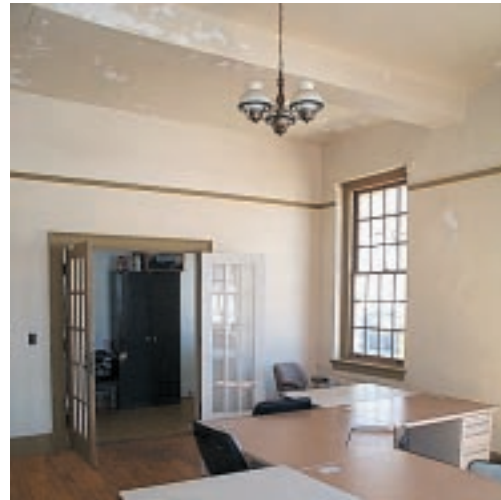
As an example, the Border Station in East Richford, VT requires a new roof and flashing, replacement of the boiler and exterior painting. This is a major issue with all these 1930s. border stations in Vermont. With few exceptions, they are all old and in need of a variety of similar repairs (i.e. roofs, boilers, window replacement).

Estimated Project Cost \$ 1,324,000



### Building Facts & Status

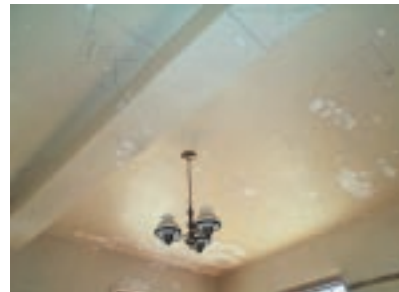
Building Number	(various)
City Location	(various)
Built	1930s
Gross Square Footage	5,000–8,000
Number of Floors	2 - 3
Historic Status	Eligible



Lead-based paint needs to be removed.



Asbestos covered piping needs abatement.



Lead-based paint needs to be removed.

# Virginia

Lewis F. Powell Federal Building, Richmond, VA

This courthouse was built in 1858 and is on the National Register. It is one of the few buildings left standing in Richmond after the Civil War, and is considered one of the most historically significant buildings in the federal inventory. The work items proposed for this building would maintain the integrity of the structure and modernize the workspace to service tenant needs. Building needs include re-pointing the façade and front portico areas; redesign, cleaning and painting of the gutter system for proper storm water management; repairing the historic cornice; repairing historically significant windows, replacing sanitary piping, replacing aged HVAC units, replacing boilers, replacing the fire alarm control panel and upgrading the domestic hot water system.

Estimated Project Cost                      \$ 9,866,000



The historic front structure facing the Virginia State House.



Damaged and saturated roof.

## Building Facts & Status

Building Number	VA0063ZZ
City Location	Richmond
Built	1858
Gross Square Footage	174,343
Number of Floors	5
Historic Status	On Register



Obsolete heating equipment.



Deteriorating supports.



# Washington

## William Kenzo Nakamura Courthouse, Seattle, WA

The Nakamura Courthouse is the original U.S. Courthouse for Seattle built in 1940. It is listed on the National Register of Historic Places for its architectural design features and interior finishes. The building was recently named after a local WW II hero killed in action and awarded his Congressional Medal of Honor posthumously. The Nakamura Courthouse has 13 floors with a total of 178,386 gross square feet.

A new U.S. Courthouse in Seattle to house the expansion needs of the U.S. District Courts is under construction to be completed in the summer of 2004. The present building is in need of a major modernization, since most of the building systems have not been replaced and are at the end of their useful lives. In addition to modernization, this project enables the backfill of the historic courthouse to accommodate the consolidation and expansion requirements of the U.S. Court of Appeals and other federal agencies. This project takes advantage of a unique period of time when the majority of the building is vacant for the disruption caused by a major renovation. It will also upgrade several major building systems (structural, plumbing, HVAC, and electrical) to include complete renovation and modernization to meet current codes.



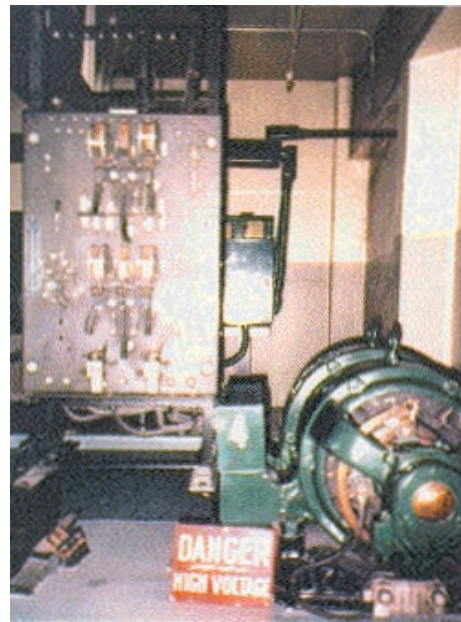
*Restrooms need to be upgraded.*

### Building Facts & Status

Building Number	WA0035ZZ
City Location	Seattle
Built	1940
Gross Square Footage	178,386
Number of Floors	13
Historic Status	On Register

Preservation of this historic asset in the heart of the city of Seattle, as well as providing a functional and efficient home for the Court of Appeals are the benefits of investing in this treasured landmark.

**Estimated Project Cost**      **\$ 38,894,000**



*Obsolete elevator controls.*



*Antiquated energy management system.*



# West Virginia

Federal Building, Martinsburg, WV

This building functions primarily as a courthouse. The building was constructed in 1961 and is not on the National Register of Historic Places. The tenants are highly satisfied with the facility with an overall customer satisfaction rating of 91 percent. Several projects must be accomplished to backfill vacant space, increase operational efficiency, and enhance the overall financial performance of this asset. The restrooms throughout are in need of modernization for ADA compliance. Asbestos may be present in the associated plumbing chase. The existing boiler must be replaced to eliminate the risk of failure. This work will also involve the removal of asbestos from the existing boiler. A new hydraulic elevator is required for secure prisoner transport by the U.S. Marshals Service. The fire alarm system must be replaced to meet current fire-safety codes. The roof is aging and requires replacement. The entrance lobby also needs significant modification to accommodate security screening.

Estimated Project Cost                      \$ 7,104,000

## Building Facts & Status

Building Number	WV0053ZZ
City Location	Martinsburg
Built	1961
Gross Square Footage	66,698
Number of Floors	5
Historic Status	Not On Register



Rainwater ponding on the roof.



Entrance lobby needs significant modification to accommodate security screening.



Aging equipment.



Outdated building control system.

# Wisconsin

Federal Building/Courthouse, Eau Claire, WI

The Federal Building was constructed between 1907 and 1909, with an addition to the first story built in 1935. It is a National Register listed property, potentially eligible for National Historic Landmark status—the highest registration. The building has 29,481 gross square feet of space and houses the following tenants: District and Bankruptcy Courts, Department of Labor, Probation, Defense Logistics Agency, and the U.S. Marshals Service.

The existing building systems are obsolete and in need of replacement. The fire alarm system does not function, offering no protection to the occupants in the event of a fire. The heating system is in danger of failing. The 40 year-old boilers are in danger of cracking and flooding the basement. The building has poor air quality, offers no central cooling system, and utilizes window units. This project would include a new fire alarm system, new HVAC units for proper ventilation, new boilers and energy saving hydronic heating system, a new cooling system, and a new Direct Digital Control energy management system.

Estimated Project Cost                      \$ 1,900,000



## Building Facts & Status

Building Number	WI0016ZZ
City Location	Eau Claire
Built	1907
Gross Square Footage	29,481
Number of Floors	5
Historic Status	On Register



Obsolete Heating System



Obsolete Cooling System



Obsolete Control System

# Wyoming

Dick Cheney Federal Building/Post Office, Casper, WY

The Dick Cheney Federal Building/Post Office is located in the small community of Casper, Wyoming. Casper has a population of 50,000 and is the second largest city in Wyoming.

This six story, 158,070 gross square foot building anchors the north end of the Central Business District and is vital to Casper’s struggling downtown area. The Federal Building houses the majority of federal agencies located in the Casper area and it is the government hub for Casper. It is a landmark building in Casper and it illustrates the importance that federal buildings can have in small communities.

The building needs a new boiler, emergency generator, and switchgear as well as repairs to the façade. A minimal reinvestment in this building will ensure that federal agencies can continue to provide services to the Casper community.

Estimated Project Cost                      \$ 550,000

### Building Facts & Status

Building Number	WY0030ZZ
City Location	Casper
Built	1969
Gross Square Footage	158,070
Number of Floors	6
Historic Status	Not On Register



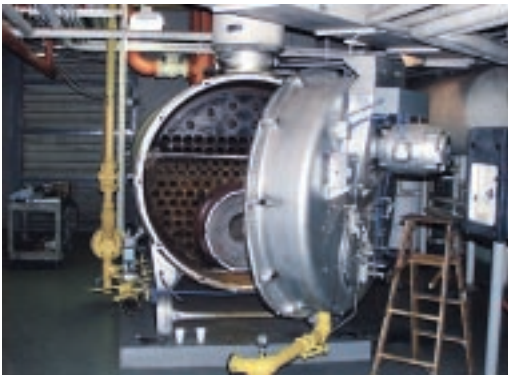
Emergency generator needs to be replaced due to functional obsolescence.



This picture demonstrates the need to clean and seal the exterior.



Original switchgear needs to be replaced.



Original boiler has reached the end of its useful life.



**U.S. General Services Administration**

Public Buildings Service

1800 F Street, NW

Washington, DC 20405

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